

**City of Grant
City Council Agenda
October 3, 2023**

The regular monthly meeting of the Grant City Council will be called to order at 6:30 p.m. on Tuesday, October 3, 2023, in a teleconference format and at Town Hall, 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. September 5, 2023 City Council Meeting Minutes**
- B. September 2023 Bill List, \$89,234**
- C. Northern Salt, Dust Control, \$40,672.00**
- D. Resolution No. 2023-23, Designation of Polling Location**
- E. Final JPA, Washington County, Elections**
- F. Exempt Gambling Permit, Wildwood Lions Club Foundation**

5. STAFF AGENDA ITEMS

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

B. City Planner, Jennifer Swanson

- i. **Consideration of Resolution No. 2023-24, Amended CUP Application, 11490 Julianne Ave N**
- ii. **Consideration of Ordinance No. 2023-77, Outside Storage**
- iii. **Consideration of Preliminary Plat Extension, Stillwater Oaks**

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

6. NEW BUSINESS

A. Accept 2022 Audit

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 OCTOBER 4 THROUGH OCTOBER 31, 2023:

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

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

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

**CLOSED SESSION FOR THE PURPOSE OF CONFERRING WITH LEGAL COUNSEL AS
PERMITTED BY THE ATTORNEY-CLIENT PRIVILEGE PURSUANT TO MINN. STAT.
3D.05 SUBD.3 (d) ON THE FOLLOWING LEGAL MATTER:**

Dellwood Farms Special Assessments

10. ADJOURNMENT

CITY OF GRANT
MINUTES

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DATE : September 5, 2023
TIME STARTED : 6:31 p.m.
TIME ENDED : 7:04p.m.
MEMBERS PRESENT : Councilmember Carr, Tufty, Rog, Giefer,
and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney Christina Benson; City Treasurer, Sharon Schwarze and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 6:31 p.m.

PUBLIC INPUT

No one was present for public input.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

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

CONSENT AGENDA

August 1, 2023 City Council Meeting Minutes	Approved
August 2023 Bill List, \$79,711.42	Approved
T.A. Schifsky, Aprons Project, \$106,965.00	Approved
City of Mahtomedi, 3 rd Quarter Fire, \$40,555.25	Approved

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

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck (no action items)

1 **City Planner, Jennifer Swanson (no action items)**

2
3 **City Attorney, Christina Benson (no action items)**

4
5 **NEW BUSINESS**

6
7 **Consideration of Comcast Cable Expansion Project Agreement** – Mayor Huber advised the City
8 has dedicated \$150,000 in Arpa Funds in conjunction with other funding and grant to expand
9 broadband within the City of Grant.

10
11 **Council Member Giefer moved to approve Comcast Cable Expansion Project Agreement, as**
12 **presented. Council Member Rog seconded the motion. Motion carried unanimously.**

13
14 **Consideration of Ordinance No. 2023-75, Electric Franchise Ordinance**– Staff advised the
15 current franchise agreement expires on December 1. Ordinance No. 2023-75 renews the agreement.

16
17 **Council Member Rog moved to adopt Ordinance No. 2023-75, as presented. Council Member**
18 **Giefer seconded the motion. Motion carried unanimously.**

19
20 **Consideration of Ordinance No. 2023-76, Ordinance Implementing an Electric Service**
21 **Franchise Fee** – Staff advised Ordinance No. 2023-76 includes the franchise fee within the
22 agreement. Staff recommended no increase to the fee itself. The City is allowed to increase the
23 franchise fee one time per year.

24
25 **Council Member Giefer moved to approve Ordinance No. 2023-76, as presented. Council**
26 **Member Tufty seconded the motion. Motion carried unanimously.**

27
28 **Consideration of Ordinance No. 2023-77, Gas Franchise Fee** – Staff advised Ordinance No. 2023-
29 77 established a franchise fee agreement for gas services. The City does not currently have a
30 franchise fee for gas.

31
32 **Council Member Rog moved to approve Ordinance No. 2023-77, as presented. Council**
33 **Member Tufty seconded the motion. Motion carried unanimously.**

34
35 **Consideration of Ordinance No. 2023-78, Ordinance Implementing a Gas Service Franchise Fee**
36 **– Staff advised Ordinance No. 2023-78 implements a gas service franchise that includes the fee.**
37 **Staff recommended the lowest fee available. The City is allowed to increase the franchise fee one**
38 **time per year.**

39
40 **Consideration of Resolution No. 2023-22, Authorization for Summary Publication** – Staff
41 advised Resolution No. 2023-22 authorizes for the summary publication of above Ordinances.

42
43 **Council Member Giefer moved to adopt Resolution No. 2023-22, as presented. Council**
44 **Member Rog seconded the motion. Motion carried unanimously.**

1 **Consideration of Resolution No. Resolution No. 2023-20, Preliminary 2024 Budget – City**
2 Treasurer Schwarze advised the City held two budget work sessions and set the preliminary 2024
3 budget at \$2,502,954.

4
5 **Council Member Giefer moved to adopt Resolution No. 2023-20, as amended. Council Member**
6 **Rog seconded the motion. Motion carried unanimously.**

7
8 **Consideration of Resolution No. 2023-21, Preliminary 2024 Levy – City Treasurer Schwarze**
9 **advised the 2024 levy includes a 3% increase as the City traditionally tries to keep levy increases at a**
10 **low level.**

11
12 **Council Member Rog moved to adopt Resolution No. 2023-21, as presented. Council Member**
13 **Tufty seconded the motion. Motion carried unanimously.**

14
15 **UNFINISHED BUSINESS**

16 There was no unfinished business.

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

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

19 **City Council Reports/Future Agenda Items**

20 A budget work session was scheduled for Tuesday, December 5, 2023 at 6:15 p.m. prior to the
21 regular Council meeting.

22
23 **COMMUNITY CALENDAR AUGUST 2 THROUGH AUGUST 31, 2023:**

24 **Mahtomedi Public Schools Board Meeting, Thursday, August 10th and August 24th, Mahtomedi**
25 **District Education Center, 7:00 p.m.**

26 **Stillwater Public Schools Board Meeting, Thursday, August 10th, Stillwater City Hall, 7:00**
27 **p.m.**

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

29
30 **ADJOURNMENT**

31 **Council Member Giefer moved to adjourn at 7:55 p.m. Council Member Tufty seconded the**
32 **motion. Motion carried unanimously.**

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35 These minutes were considered and approved at the regular Council Meeting October 3, 2023.

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40 _____
Kim Points, Administrator/Clerk

Jeff Huber, Mayor

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DRAFT

Fund Name: All Funds

Date Range: 09/01/2023 To 09/25/2023

<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>
09/25/2023	KEJ Enterprises	16225	September Roads Supervisor	N	Roads Supervisor	100-43014-300-	\$ 9,750.00
		Total For Check					\$ 9,750.00
09/25/2023	Northern Salt	16226	Dust Control - 2nd	N	Magnesium Chloride	100-43107-210-	\$ 40,672.00
		Total For Check					\$ 40,672.00
09/25/2023	Ken Ronnan	16227	Video Tech Services	N	Cable Costs	100-41212-100-	\$ 300.00
		Total For Check					\$ 300.00
09/25/2023	Woodchuck	16228	Remove Tree - 80th/Jamaca	N	Road Brushing	100-43114-300-	\$ 300.00
		Total For Check					\$ 300.00
09/25/2023	Centurylink	16229	City Phone	N	City Office Telephone	100-41309-321-	\$ 169.72
		Total For Check					\$ 169.72
09/25/2023	Maroney's	16230	Roadside Garbage/Tires	N	Road Garbage Removal	100-43105-384-	\$ 149.29
		Total For Check					\$ 149.29
09/25/2023	Eckberg Lammers	16231	Legal Services	N	Legal Fees - General	100-41204-304-	\$ 1,125.00
		16231			Legal Fees - Complaints	100-41205-304-	\$ 2,165.00
		16231			Legal Fees - Prosecutions	100-41206-304-	\$ 2,501.47
		Total For Check					\$ 5,791.47
09/25/2023	Waste Management	16232	Recycling -	N	Recycling	100-43011-384-	\$ 5,777.00
		Total For Check					\$ 5,777.00
09/25/2023	Kline Bros Excavating	16233	Road Maintenance	N	Grader Contractor	100-43101-220-	\$ 4,410.00
		16233			Road Brushing	100-43114-220-	\$ 870.00
		16233			Ditch Repair	100-43133-220-	\$ 1,865.00
		Total For Check					\$ 7,145.00
09/25/2023	WSB & Associates	16234	Engineering - Aug23	N	Engineering Fees - General	100-41203-300-	\$ 204.50
		16234			Road Engineering Fees	100-43102-300-	\$ 1,185.25
		Total For Check					\$ 1,389.75
09/25/2023	SHC, LLC	16235	Planning Services	N	City Planner	100-41209-300-	\$ 1,327.50
		16235			Escrow	100-49320-300-1019	\$ 577.50
		Total For Check					\$ 1,905.00

Fund Name: All Funds

Date Range: 09/01/2023 To 09/25/2023

Date	Vendor	Check #	Description	Void	Account Name	F-A-O-P	Total
09/25/2023	Press Publications	16236	City Ordinances	N	Publishing Costs	100-41308-351-	\$ 53.00
	Total For Check	16236					\$ 53.00
09/25/2023	CliftonLarsonAllen	16237	2022 Audit Billing - 4th	N	Audit Fees	100-41201-300-	\$ 5,250.00
	Total For Check	16237					\$ 5,250.00
09/25/2023	League of MN Cities Insurance Trust	16238	Insurance Premium - Property/casualty	N	Insurance	100-41302-360-	\$ 10,687.00
	Total For Check	16238					\$ 10,687.00
09/25/2023	Todd Smith	16239	Monthly Assessment Services - September	N	Property Assessor	100-41208-300-	\$ 2,173.00
	Total For Check	16239					\$ 2,173.00
09/25/2023	A.R.C Paving	16240	Potholing - Inv#49	N	Pothole Repairs	100-43109-220-	\$ 483.75
	Total For Check	16240					\$ 483.75
09/25/2023	League of Minnesota Cities	16241	Dues	N	LMC Dues	100-41304-210-	\$ 4,887.00
	Total For Check	16241					\$ 4,887.00
09/25/2023	Payroll Period Ending 09/25/2023	16242	Sept23	N	Clerk Salary	100-41101-100-	\$ 4,288.79
	Total For Check	16242					\$ 4,288.79
09/25/2023	Payroll Period Ending 09/25/2023	16243	Sept23Medical	N	Accounting Services	100-41202-130-	\$ 1,000.55
	Total For Check	16243					\$ 1,000.55
09/25/2023	Croix Valley Inspector	16244	Building Inspector	N	Building Inspection	100-42004-300-	\$ 24,870.49
	Total For Check	16244					\$ 24,870.49
09/25/2023	PERA	16245	PERA	N	Clerk Salary	100-41101-100-	\$ 378.54
	Total For Check	16245			Clerk PERA	100-41102-120-	\$ 436.78
							\$ 815.32
09/25/2023	Comcast	CCCEFT12	Town Hall Wifi	N	Town Hall Supplies	100-43001-210-	\$ 181.37
	Total For Check	CCCEFT12					\$ 181.37
09/25/2023	IRS	EFT182	Sept23Medical	N	Clerk FICA/Medicare	100-41103-100-	\$ 99.45
		EFT182			Clerk Medicare	100-41105-100-	\$ 18.85
		EFT182			Federal Withholding	100-41107-100-	\$ 100.00
		EFT182			Social Security Expens	100-41109-100-	\$ 80.60
	Total For Check	EFT182					\$ 298.90
09/25/2023	IRS	EFT183	Sept23Payroll	N	Clerk FICA/Medicare	100-41103-100-	\$ 445.51

Fund Name: All Funds

Date Range: 09/01/2023 To 09/25/2023

<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>
		EFT183			Clerk Medicare	100-41105-100-	\$ 84.44
		EFT183			Federal Withholding	100-41107-100-	\$ 468.75
		EFT183			Social Security Expens	100-41109-100-	\$ 361.07
		EFT183					\$ 1,359.77
		Total For Check					\$ 1,359.77
09/25/2023	T-Mobile	TMEFT24	City Phone	N	Road Expenses - Other	100-43116-210-	\$ 20.00
		TMEFT24					\$ 20.00
		Total For Check					\$ 20.00
09/25/2023	Xcel Energy	XceleFT27	Utilities - Town Hall - Pole Barn - Auto	N	Town Hall Electricity	100-43004-381-	\$ 17.71
		XceleFT27				100-43004-381-	\$ 94.00
		XceleFT27			Well House Electricity	100-43010-381-	\$ 12.53
		XceleFT27			Street Lights	100-43117-381-	\$ 64.14
		XceleFT27					\$ 188.38
		Total For Check					\$ 188.38
		Total For Selected Checks					\$ 129,906.55



Northern Salt
INCORPORATED

PO Box 1028
Forest Lake, MN 55025

Phone: 651-209-3148
Fax: 651-407-0609
www.northernsalt.com

Invoice

Date	Invoice #
9/7/2023	29565

<p>Bill To</p> <p>City of Grant PO Box 577 Willernie MN 55090</p>	<p>Ship To</p> <p>10010 60th St N Stillwater, MN 55082</p>
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Due Date	P.O. No.	S.O. No.	Terms	Rep
10/7/2023		93630	Net 30	HOUSE

Description	Quantity	Rate	U/M	Amount
<p>Calcium Chloride 38%</p> <p>Brian- Ph# 651-269-5889 Job# 23461 Meet In Front Of Houles Feed & Seed to Receive Maps</p>	31,775	1.28	gal	40,672.00

<p>Prompt payment would be appreciated. Late payments could result in a 1.5% monthly finance charge. Customer agrees to pay all costs of collection, including attorney's fees.</p>	<p>Subtotal \$40,672.00</p>
	<p>Sales Tax (0.0%) \$0.00</p>
	<p>Total \$40,672.00</p>

We appreciate your business. For an additional convenience fee of 3% of the transaction total, NSI will accept Visa, Mastercard and American Express credit card payments.

RESOLUTION 2023-23

A RESOLUTION DESIGNATING PRECINCT POLLING LOCATIONS FOR THE 2022 ELECTIONS IN THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Grant hereby designates precinct polling location for 2024 as follows:

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

ADOPTED by the Grant City Council this 3rd day of October 2023.

Jeff Huber, Mayor

ATTEST:

City Clerk

AGREEMENT FOR ELECTION SERVICES

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of September, 2023, by and between the City of Grant, a Minnesota municipal corporation, herein referred to as the "City", and Washington County, a body politic and corporate, herein referred to as "County," hereafter collectively referred to as "Parties."

WHEREAS, Minnesota Statutes, Section 471.59, authorizes two or more governmental units to enter into an agreement to jointly or cooperatively exercise any power common to the contracting parties; and

WHEREAS, pursuant to the United States Constitution, Minnesota election laws, and other relevant state and federal election laws, the Parties have certain election related duties imposed upon them in order to carry out the proper administration of elections; and

WHEREAS, the Parties agree that efficiencies and economies of scale make it desirable for the County to assume some of the City's election related responsibilities; and

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein the Parties agree as follows:

SECTION ONE – DEFINITIONS

The following words, terms, and phrases when used in this Agreement shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning:

- A. **Precinct Supplies**: City owned voting booths, polling place signs, flags, flag stands, and supply boxes containing election related materials, including supplies, forms, and other required precinct supplies.
- B. **Voting Equipment**: County owned optical scan voting systems, assistive voting devices, electronic rosters, and other required voting equipment.
- C. **Election Authority**: The city, town, or school district calling for the election.

SECTION TWO – ELECTION SERVICES

The City hereby contracts with the County to perform, and the County hereby agrees to perform, the election services hereinafter described. This Agreement shall apply to statewide primary and general

elections, special elections called by a valid election authority and all other elections required by law. The Parties agree to carry out the election services hereinafter described in accordance with the United States Constitution, Minnesota election laws, and all other relevant state and federal election laws.

A. COUNTY RESPONSIBILITIES

The County shall perform the following election services which are assigned to the City under Minnesota election laws and other relevant state and federal laws for every election identified in this Agreement:

1. Election Judges:

- a. The County shall be responsible for recruitment, training, and assignment of election judges.
- b. The County shall be responsible for determining the hourly pay rate of the election judges.
- c. The County shall be responsible for paying the election judges directly for salaries, authorized mileage, and other authorized expenses.

2. Voting Equipment:

- a. The County shall arrange for the transport of and coordinate the placement and use of voting equipment for each polling place in the City.
- b. The County shall be responsible for the programming of voting equipment.
- c. The County shall conduct preliminary and public accuracy testing of optical scan voting systems. The County shall post and publish the required notices for the public accuracy testing.

3. Precinct Supplies: The County shall be responsible for providing election forms, supplies, and other election related materials for each polling place in the City.

- a. The County shall arrange for the transport of and coordinate the placement and use of precinct supplies at each polling place in the City.

- b. If the precinct supplies provided for use at each polling place are not the exact supplies purchased by the City, they will be comparable, as determined by the County.
- c. When the precinct supplies are not in use, the County shall store them in secure County facilities during the term of this Agreement. The County shall store the precinct supplies in an adequate manner to minimize the possibility of loss, theft, or damage. At the termination of this Agreement, the County will return all the City's precinct supplies to the City.
- d. If additional and/or replacement precinct supplies are needed, the County shall notify the City of the need and provide a cost estimate prior to the purchase. Following the approval of the City, the County shall purchase the supplies and bill the City for the costs.
- e. Notwithstanding anything in this Agreement that may be to the contrary, the City shall be responsible to replace any lost, stolen, damaged or destroyed City precinct supplies and will hold the County harmless if any of the City's precinct supplies are lost, stolen, damaged or destroyed while in the care and custody of the County.

4. Ballots:

- a. The County shall be responsible for the programming, layout, and printing of ballots for the City.
- b. The County shall pay the ballot costs for statewide elections.
- c. All ballot costs for any other election will be paid by the election authority as reimbursement of actual cost or direct payment.

5. Absentee Voting:

- a. The County shall administer absentee voting for the City.
 - b. The County shall pay the absentee voting costs for statewide elections.
 - c. Absentee voting costs for any other election will be paid by the election authority per the most recently adopted Countywide Fee Schedule.
6. The County shall coordinate directly with each facility for the election day use of designated polling places in the City.

7. Post-Election:

- a. The County shall be responsible for the compiling and reporting of election results and election statistics and providing election related information to the Minnesota Office of the Secretary of State's election reporting system.
- b. The County shall be responsible for providing the City an abstract and results reports to be reviewed by the City Canvass Board.
- c. The County shall be responsible for administering the Post-Election Review for the City's precincts.

8. The County shall provide to City officials, candidates, and the public, information and assistance related to election procedures. The County shall not be responsible for providing the City with legal advice concerning questions related to election law.

9. The County shall inform the City of the number of registered voters in each of its precincts within five (5) business days of February 1st of each odd numbered year.

10. The County shall provide the City an estimate of costs for election services for the next even numbered year's election cycle by March 31st of each odd numbered year.

11. The County shall provide the City an estimate of costs for the next year's annual equipment maintenance by March 31st of each year.

B. CITY RESPONSIBILITIES

1. Precinct Supplies:

- a. The City shall provide the County with its precinct supplies to be utilized at each polling place for each election required in this Agreement.
- b. At the conclusion of every election, the County shall store the City's precinct supplies pursuant to Section (2)(C)(3) on this Agreement.

2. Precincts:

- a. The City shall be responsible for determining precinct boundary changes.
- b. The City shall not establish a precinct with more than 4,500 registered voters.
- c. The City shall make a boundary change for any precincts exceeding 4,500 registered voters before December 31st of each odd numbered year.
 - i. The City will receive a list of the number of registered voters in each precinct from the County within five (5) business days of February 1st of each odd numbered year.
 - i. The City shall pay the costs for the required notifications to voters of a precinct boundary change.
 - ii. The City and County may mutually determine a boundary change for a precinct with more than 4,500 voters be delayed and reevaluated in the next odd numbered year.

3. Polling Places:

- a. The City shall be responsible for establishing polling places for each election precinct in the City, preparing the polling place resolution, and requesting approval of the resolution by the City Council.
 - b. The County shall review and provide input regarding the establishment of polling places prior to approval by the City.
 - c. Any formal agreements that may be required for the use of a designated polling place facility are to be made between the City and the polling place. The City will make the polling place available to County personnel.
4. The City shall provide to the County the title and text of any City ballot questions within a reasonable time after the resolution authorizing the ballot questions is approved by the City. The City shall provide the County with the certification of candidate names for City offices within a reasonable time after the Affidavit of Candidacy is filed with the City.
5. The City shall prepare a resolution authorizing the County to designate an absentee ballot board for the purpose of accepting and rejecting ballots for the City. The City shall request the approval of the resolution by the City Council.

6. The City shall perform the duties of candidate filing officer for elected city offices.
7. The City shall administer initial and ongoing campaign financial reporting and economic disclosure activities; prepare, post, and publish election notices at the City Office.
8. The City shall conduct the official canvass of election results following each City election.
 - a. The City shall strive to provide the County with the date of the City Canvass Board meeting at least thirty (30) days before each election.
9. The City shall retain election records for a period not less than twenty-two (22) months after each City election and retain a permanent archive of election results.

SECTION THREE - RECOUNTS

The Parties recognize that under Minnesota election laws, the City Clerk or designee serves as the recount official for recounts conducted by the City Council or City Canvassing Board. If mutually agreed by the Parties, a County official may act as the recount official. The Parties will determine the duties, responsibilities, and cost reimbursements for any such recount agreement.

SECTION FOUR – LIABILITY AND INSURANCE

- A. The Parties total liability under this Agreement shall be governed by Minnesota Statute 471.59, subd. 1a. For the purposes of determining total liability for damages, the participating governmental units are considered to be a single governmental unit, the total liability of which shall not exceed the limits for a single governmental unit as provided in Minnesota Statute 446.04, subd. 1.
- B. The Parties shall maintain such insurance as will protect such party from claims which may arise out of, or result from, the Parties actions under this Agreement. The City shall not be required to maintain any insurance coverage needed in connection with the performance of the County services, including but not limited to automobile liability insurance, workers compensation insurance and public liability insurance.

SECTION FIVE - AGREEMENT FEES

- A. The City shall pay a fee to the County for election services each year they have an election. The election fee schedule is approved by the County Board each year and establishes the fee(s)

associated with each election type. The City will be billed for election services upon the completion of the election cycle. The County will provide an invoice to the City no later than sixty (60) days after the last election in the cycle payable thirty (30) days after providing said invoice.

- B. The City will be billed for the actual costs of appointed election judges salaries, authorized mileage and other expenses to perform duties within their election precincts.
- C. The City will be billed for any required legal publication costs.

SECTION SIX - INDEPENDENT CONTRACTOR

It is understood and agreed between the Parties that the County is an independent contractor and not an employee of the City.

SECTION SEVEN - DURATION AND TERMINATION

- A. **Term:** This agreement shall commence on the ____ day of September, 2023, and remain in force until terminated pursuant to the terms of this Agreement.
- B. **Termination:**
 - 1. This Agreement may be terminated by either party upon six (6) months written notice of its intent to terminate the agreement delivered to the other party.
 - 2. This Agreement may be terminated immediately by the mutual written agreement of both Parties; however, the Agreement cannot be terminated during an even numbered year.
 - 3. Upon termination of this Agreement, the County will coordinate with the City for the return of all City owned precinct supplies stored in County facilities.

SECTION EIGHT – GENERAL PROVISIONS

- A. **Designated Representatives:**
 - 1. The City shall designate the City Clerk as the principal contact person for the City.
 - 2. The County shall designate the Taxpayer Services & Elections Division Manager as the principal contact person for the County.

3. The County shall designate the Election Coordinator as the secondary contact person for the County.

If either party requires assistance on election day with its election related duties under this Agreement, the designated contact person(s) shall be responsible for determining what resources are available and how such resources will be utilized to render assistance.

SECTION NINE – ENTIRE AGREEMENT

It is understood and agreed upon that the entire agreement of the Parties is contained herein, and that this Agreement terminates, replaces, and supersedes any and all prior Joint Powers Agreements for election services between the Parties.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement the day and year first above written.

CITY OF GRANT

WASHINGTON COUNTY

By _____
Jeff Huber, Mayor

By _____
Gary Kriesel, County Board Chair

Attest _____
Kim Points, City Clerk

By _____
Kevin Corbid, County Administrator

Recommended By:

Amy Stenftenagel, Director,
Property Records & Taxpayer Services

Approved as to form by:

Stuart Campbell,
Assistant Washington County Attorney

MINNESOTA LAWFUL GAMBLING
LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Wildwood Lions Club Foundation Previous Gambling Permit Number: X-93079-23-010

Minnesota Tax ID Number, if any: _____ Federal Employer ID Number (FEIN), if any: 80-0820457

Mailing Address: PO Box 656

City: Willernie State: MN Zip: 55030 County: Washington

Name of Chief Executive Officer (CEO): Kyle Anderson

CEO Daytime Phone: 651-245-3948 CEO Email: kyle@preferredmn.com
(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): wildwoodlionsfoundation@gmail.com

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

Fraternal Religious Veterans Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

A current calendar year Certificate of Good Standing
Don't have a copy? Obtain this certificate from:
MN Secretary of State, Business Services Division Secretary of State website, phone numbers:
60 Empire Drive, Suite 100 www.sos.state.mn.us
St. Paul, MN 55103 651-296-2803, or toll free 1-877-551-6767

IRS income tax exemption (501(c)) letter in your organization's name
Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)
If your organization falls under a parent organization, attach copies of both of the following:
1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Mahtomedi High School

Physical Address (do not use P.O. box): 8000 75th Street North

Check one:
 City: Mahtomedi Zip: 55115 County: Washington
 Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): November 11, 2023

Check each type of gambling activity that your organization will conduct:
 Bingo Paddlewheels Pull-Tabs Tipboards Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

**CITY APPROVAL
for a gambling premises
located within city limits**

The application is acknowledged with no waiting period.

The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).

The application is denied.

Print City Name: Grant

Signature of City Personnel: _____

Title: _____ Date: _____

The city or county must sign before submitting application to the Gambling Control Board.

**COUNTY APPROVAL
for a gambling premises
located in a township**

The application is acknowledged with no waiting period.

The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.

The application is denied.

Print County Name: _____

Signature of County Personnel: _____

Title: _____ Date: _____

TOWNSHIP (if required by the county)
On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: _____ Date: _____
(Signature must be CEO's signature; designee may not sign)

Print Name: Kyle Anderson

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:
A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

_____ a copy of your proof of nonprofit status; and
_____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions?
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

This form will be made available in alternative format (i.e. large print, braille) upon request.



STAFF REPORT

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

Date: September 26, 2023

CC: Brad Reifsteck, PE, City Engineer
Nick Vivian, City Attorney

RE: Application for an Amended
Conditional Use Permit for 11490
Julianne Avenue North

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

The Applicant, Jaime Benner on behalf of the Idylwood Equestrian Center submitted an application for an Amended Conditional Use Permit (CUP) to construct a new accessory building to support the current business operations. The proposed accessory building will include an office, small training/conference/yoga area, bathroom and storage area. The Applicant's narrative describes the use of the facility as low-intensity and limited to one-on-one or small group meetings.

The information initially submitted was reviewed by the Planning Commission and a public hearing was held at the regular August 8, 2023 meeting. After discussion the Planning Commission tabled the request and asked the Applicant to revise their materials for consistency between the narrative and the architectural plans. The revised materials were reviewed by the Planning Commission at their regular September 12, 2023 meeting.

Given the background, including the Applicant's revised materials, both staff reports as presented to the Planning Commission are attached to this memo for the review and consideration of the City Council. The Applicant's revised attachments are also provided since they represent the most current application request.

Recommendation and Requested Action

After review of the revised materials the Planning Commission unanimously recommended approval of the Amended CUP with the conditions as noted in the staff report. A draft of the Amended CUP including conditions is provided for your review and consideration.

Staff recommends approval of the Amended CUP with the conditions as noted within the Amended CUP. A draft resolution of approval is attached for your consideration.

Attachments

Resolution 2023-XX Approving an Amended CUP for Idylwood Equestrian Center



Draft Amended Conditional Use Permit

Planning Commission Staff Report – As Presented September 12, 2023

Planning Commission Staff Report – As Presented August 8, 2023

Applicant's Revised narrative.

Applicant's Revised floorplans and architectural plans.

Applicant's Site Plan/Landscape plan.

Applicant's proposed revisions to the CUP.

Applicant's Grading permit.



STAFF REPORT

To: Planning Commission
Kim Points, City Clerk/Administrator

Date: REV. September 9, 2023
July 31, 2023

CC: Brad Reifsteck, PE, City Engineer
Nick Vivian, City Attorney

RE: Application for an Amended
Conditional Use Permit for 11490
Julianne Avenue North

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

At the regular Planning Commission meeting in August, the subject application was presented for review and consideration. After the public hearing and discussion, the Planning Commission requested for the Applicant to update their materials to be consistent and to clearly describe and demonstrate through the plans their intended use of the accessory structure. This memo provides a summary of the revised materials, and planning commission members can reference the July 31th 2023 Staff Report for more background regarding the submission. The Planning Commission requested the following materials from the Applicant:

- Revised Narrative: The Applicant's presentation and summary of the proposed project at the August 8th meeting was inconsistent with the narrative submitted as part of the original submission package. The Planning Commission requested that the narrative be updated and revised to reflect the proposed operations.
- Revised floor plans: The Applicant's presentation and summary of the proposed project at the August 8th meeting was inconsistent with the floorplans submitted as part of the original submission package. The floorplans were also inconsistent with the original narrative. The Planning Commission requested that the floorplans be updated to reflect the proposed operations and use of the accessory building as described during the August 8th presentation.

Public Hearing

The duly noticed public hearing was held on August 8, 2023. One member of the public provided testimony in support of the Applicant's proposal. The public hearing was closed at the August meeting, and a new public hearing was not published for the continuation of this agenda item in September.

Revised Materials – Summary and Analysis

The Applicant submitted a revised materials on August 29, 2023. The revised and updated materials included:



- A. Revised narrative.
- B. Revised floorplans and architectural plans. (Note that structural plans were also submitted)
- C. Landscape plan/Site Plan.
- D. Applicant's proposed revisions to the CUP.
- E. Grading permit.

The following staff response and analysis is provided for the consideration of the Planning Commission:

A. Revised narrative.

The Applicant updated the narrative for consistency with the description of the activities described at the public hearing on August 8, 2023. The use of the proposed accessory building is described as low intensity for one-on-one instruction, small meetings and yoga. The narrative further describes that the building will primarily be used by personnel of the facility.

Embedded within the narrative is a schematic drawing indicating future uses and plans surrounding the proposed facility (a larger copy of the plan is provided as an attachment to this staff report). As described in the narrative, the home addition is shown, as well as a bridle path and the potential location of the hydrotherapy pool. This schematic is described as "conceptual" and is subject to change once further investigation and planning is conducted, however, it is assumed that this statement is only in reference to the home addition and the hydrotherapy pool, and that the location of the accessory building and the ADA ramp will be installed as part of the proposed project. As noted in the July staff report, the home addition is not subject to the Conditional Use Permit requirements since it is a principal structure. At the time of proposed improvements, a Building Permit must be obtained and at that time the Building Official and City Staff will confirm that all applicable ordinances and standards are met. The Landscape Plan depicts the location of the hydrotherapy pool, which as shown, generally complies with the City's ordinances and setback requirements. Staff recommends including a condition that in the future the hydrotherapy pool does not require an amendment to this permit if it is in the general location, configuration and size as shown on the submitted Landscape Plan.

On page three of the narrative, the Applicant states, "The existing CUP provides not only for the current single family residential home and the existing three bedroom employee housing but also provides for an additional *four efficiency apartments*. Hence, I note that if the intention was to use the additional structure for housing – as an efficiency apartment – there would be no need for an amendment to the CUP." During the discussion with the Planning Commission, the Applicant indicated that they do NOT plan to use the structure as living or dwelling, but the above quote and/or statement implies that the Applicant believes they are within their rights to use the structure as an "efficiency apartment." Staff notes that the definition of an efficiency apartment is commonly described as 'an apartment in which one room typically contains the kitchen, living, and sleeping quarters, with a separate bathroom.' (Oxford dictionary) It should be noted that the Applicant has indicated that the structure is not planned to be used for a dwelling unit, and staff notes that the accessory building does not meet the common definition of an efficiency dwelling unit. While staff



can appreciate the statement, it does not appear that CUP issued in the 1990s contemplated that the efficiency units would be provided as Accessory Dwelling Units (ADUs) on the property. Staff recommends including a condition that the Accessory Building is to be used for the functions and use as noted, “private office, private bath and client yoga/video space.” Additionally, the City does not permit Accessory Dwelling Units (ADUs) and therefore, a condition stating that the accessory building cannot be used for dwelling purposes should be considered based on the Applicant’s narrative.

B. Revised floorplans and architectural plans. (Note that structural plans were also submitted)

The floorplans have been revised to match the indicated uses as noted in the narrative.

C. Landscape Plan/Site Plan.

The Applicant submitted a landscape plan and/or site plan for the area surrounding the existing principal structure (farmhouse) and accessory building. As depicted, the new Accessory Building will be connected to the existing home and driveway by a new walkway. An ADA ramp and parking space will be provided adjacent to the existing driveway. The Landscape/Site Plan shows additional site improvements including a hydrotherapy pool, bridle path and future home addition. Based on the narrative, it is assumed that the hydrotherapy pool and bridle path are schematic and full design has not been prepared for these improvements. As previously noted, all future improvements will be subject to the ordinances and permitting in place at the time the improvements are proposed. However, it should be noted that provided the improvements are consistent with the Landscape/Site Plan no further amendment to the CUP are required. (Note that additional engineering review, building permits, grading permit, etc., may be required based on proposed project.)

D. Applicant’s proposed revisions to the CUP.

The Applicant provided their proposed changes to the existing CUP. This is provided for your review, but it should be noted that the changes are not prepared by City Staff.

E. Grading permit

A grading permit application was submitted and must be reviewed by the City Engineer. This Amendment CUP is conditioned on obtaining an approved grading permit to complete the work. (Note this is not generally submitted or reviewed as part of the CUP application process).

Requested Action

The Planning may consider and make the following recommendations:

1. *Recommend approval of the Amendment Conditional Use Permit subject to conditions.* If the Planning Commission determines that sufficient information has been provided to make a decision, staff recommend consideration of including the following conditions (note that all existing conditions



within the 1997 CUP would remain valid, except those explicitly amended by the follow conditions). The following draft conditions are provided for your review, comment and modification:

- a. The construction of a new approximately 720 square foot accessory building is permitted. The use of the building must be for office, small conference room/yoga studio, and bathroom. The floor plan indicating the uses shall be attached to the CUP for recording.
- b. The proposed use of the building is generally described as low-intensity, intended to provide office and small gathering space to support the Idylwood horse boarding operations. Uses described include one-on-one appointments and training and office support functions.
- c. The Accessory Building may not be used as a dwelling unit.
- d. The Landscape/Site Plan shall be attached to the CUP for recording.
- e. All future improvements must be consistent with the Landscape/Site Plan, or an Amendment to the CUP may be required.
- f. The Applicant shall work with the building official to ensure that the building meets the applicable building standards, which shall include at a minimum, review of the bathroom and parking to determine ADA requirements based on the use of the building.
- g. If applicable, the Applicant must upgrade the septic system per Washington County Environmental Services requirements to support the new accessory building (additional restroom).
- h. Any proposed facilities, not expressly approved by the CUP and Amended CUP, may require an Amendment to the CUP.
- i. EV charging stations must be generally located near the customer parking areas on the site. The charging stations are permitted for use by the patrons/clients of the Idylwood Operation only and are not permitted as a commercial public charging station.
- j. Alternative energy sources, including solar installations, must comply with the City Ordinances and all applicable permits must be obtained.
- k. The Applicant shall obtain a grading permit from the City Engineer prior to the commencement of any site work.
- l. The Applicant shall contact Browns Creek Watershed District to determine if any permits are required based on the proposed project. Any required permit shall be obtained prior to the commencement of any site work.

2. *Recommend denial of the Amended Conditional Use Permit with findings as determined by the Planning Commission.*

Attachments

Revised narrative.

Revised floorplans and architectural plans.

Site Plan/Landscape plan.

Applicant's proposed revisions to the CUP.

Grading permit.



STAFF REPORT

To: Planning Commission
Kim Points, City Clerk/Administrator

Date: REV. September 9, 2023
July 31, 2023

CC: Brad Reifsteck, PE, City Engineer
Nick Vivian, City Attorney

RE: Application for an Amended
Conditional Use Permit for 11490
Julianne Avenue North

From: Jennifer Haskamp, AICP
Consulting City Planner

Background

At the regular Planning Commission meeting in August, the subject application was presented for review and consideration. After the public hearing and discussion, the Planning Commission requested for the Applicant to update their materials to be consistent and to clearly describe and demonstrate through the plans their intended use of the accessory structure. This memo provides a summary of the revised materials, and the staff report dated July 31, 2023, as presented, is provided as an attachment for your reference. The Planning Commission requested the following materials from the Applicant:

- Revised Narrative: The Applicant's presentation and summary of the proposed project at the August 8th meeting was inconsistent with the narrative submitted as part of the original submission package. The Planning Commission requested that the narrative be updated and revised to reflect the proposed operations.
- Revised floor plans: The Applicant's presentation and summary of the proposed project at the August 8th meeting was inconsistent with the floorplans submitted as part of the original submission package. The floorplans were also inconsistent with the original narrative. The Planning Commission requested that the floorplans be updated to reflect the proposed operations and use of the accessory building as described during the August 8th presentation.

Public Hearing

The duly noticed public hearing was held on August 8, 2023. One member of the public provided testimony in support of the Applicant's proposal. The public hearing was closed at the August meeting, and a new public hearing was not published for the continuation of this agenda item in September.

Revised Materials – Summary and Analysis

The Applicant submitted a revised materials on August 29, 2023. The revised and updated materials included:



- A. Revised narrative.
- B. Revised floorplans and architectural plans. (Note that structural plans were also submitted)
- C. Landscape plan.
- D. Site Plan with ADA ramp to entry, home addition, bridle path and hydrotherapy pool.
- E. Applicant's proposed revisions to the CUP.
- F. Grading permit (note, no quantities were identified, therefore engineering review not completed).

The following staff response and analysis is provided for the consideration of the Planning Commission:

A. Revised narrative.

The Applicant updated the narrative for consistency with the description of the activities described at the public hearing on August 8, 2023. The use of the proposed accessory building is described as low intensity for one-on-one instruction, small meetings and yoga. The narrative further describes that the building will primarily be used by personnel of the facility.

Embedded within the narrative is a schematic drawing indicating future uses and plans surrounding the proposed facility. As described in the narrative, the home addition is shown, as well as a bridle path and the potential location of the hydrotherapy pool. This schematic is described as "conceptual" and is subject to change once further investigation and planning is conducted. INSERT MORE DESCRIPTION AFTER SCALABLE PLAN IS PROVIDED.

On page three of the narrative, the Applicant states, "The existing CUP provides not only for the current single family residential home and the existing three bedroom employee housing but also provides for an additional *four efficiency apartments*. Hence, I note that if the intention was to use the additional structure for housing – as an efficiency apartment – there would be no need for an amendment to the CUP." During the course of the discussion with the Planning Commission, the Applicant indicated that they do NOT plan to use the structure as living or dwelling, but the above quote and/or statement implies that the Applicant believes they are within their rights to use the structure as an "efficiency apartment." Staff notes that the definition of an efficiency apartment is commonly described as 'an apartment in which one room typically contains the kitchen, living, and sleeping quarters, with a separate bathroom.' (Oxford dictionary) It should be noted that the Applicant has indicated that the structure is not planned to be used for a dwelling unit, and staff notes that the accessory building does not meet the common definition of an efficiency dwelling unit. While staff can appreciate the statement, it does not appear that CUP issued in the 1990s contemplated that the efficiency units would be provided as Accessory Dwelling Units (ADUs) on the property. Staff recommends including a condition that the Accessory Building is to be used for the functions and use as noted, "private office, private bath and client yoga/video space." Additionally, the City does not permit Accessory Dwelling Units (ADUs) and therefore, a condition stating that the accessory building cannot be used for dwelling purposes should be considered based on the Applicant's narrative.

- B. Revised floorplans and architectural plans. (Note that structural plans were also submitted)
- C. Landscape plan.
- D. Site Plan with ADA ramp to entry, home addition, bridle path and hydrotherapy pool.



- E. Applicant's proposed revisions to the CUP.
- F. Grading permit (note, no quantities were identified, therefore engineering review not completed).

Other Uses/Improvements Described in the Narrative

The narrative included a list of other improvements desired and/or contemplated by the Applicant for the property, but details of the improvements were not provided. The following analysis and recommendations regarding the Applicant's proposed changes are provided for the consideration of the Planning Commission:

- *Modernize (improve/modify) the Farmhouse:* The existing farmhouse is the principal structure, per the City Ordinance. The home is also expressly identified as a structure within the CUP. The proposed expansion/modernization provided it is connected to, and a part of, the principal structure would likely be a permitted use. As such, a building permit would be required, but an Amendment to the CUP would not likely be required. No changes to the CUP are recommended.
- *Equine and Canine Hydrotherapy Facility:* The Applicant indicates that an equine/canine hydrotherapy facility (pool) is planned. This facility is not identified on the submitted plans, and it is unclear if it is a separate facility or would be contained within one of the existing structures. Since the details were not provided there are two options, 1) request additional information from the Applicant regarding the location, size, facility, etc., in which this use would be located so that it can be properly reviewed; or 2) exclude it from the permitted uses within the CUP and clearly indicate that once the plans are known regarding this facility that an Amendment to the CUP would be required.
- *EV Charging Station.* Staff believes that this request is reasonable, provided such facilities are only for Idylwood customer/occupant use. The City ordinances do not expressly address charging stations for supporting commercial uses. Staff recommends including a condition, if approved, that the charging station location, if outdoors, should be submitted for review and approval by the City Staff, and the proposed placement near the operation's customer parking area is reasonable. Additionally, staff recommends that the condition also note that the EV Charging station is intended only for the clients/patrons of Idylwood, and are not intended to be a public/commercial charging station.
- *Energy Improvements.* Many of the improvements discussed in the narrative regarding energy improvements are permitted, or permitted with a Certificate of Compliance (e.g. ground mounted solar arrays). As such, staff recommends including a condition in the CUP that generally states alternative energy improvements are subject to appropriate permitting procedures. All improvements must comply with the City's ordinances in place at the time of application.

Additional Discussion

Staff is recommending discussion with the application regarding the following:

- Intended use of the Accessory Building. The narrative does not match the floor plan submitted.
- Operations of new Classroom Accessory Building. Further discussion regarding frequency of classroom instruction, bathroom use, conference space use, etc., should be provided to better understand the intensity of the use.
- More information regarding the equine and canine hydrotherapy facility. It should be determined whether this permit amendment addresses this facility/use.



Requested Action

The Planning may consider and make the following recommendations:

1. *Recommend Denial of the Amended Conditional Use Permit (CUP).* Potential findings may include:
 - a. The described activities in the Applicant's narrative do not match the submitted architectural plans. Notations regarding the use of the Accessory Building are primarily residential uses including a sauna, living space and bathroom while the narrative describes a conference room, offices, training room, and public restroom.
 - b. A parking plan to support the Accessory Building is not provided, and is required if the accessory building is to be used for customers/clients of the horse boarding facility and operation.
 - c. No plans were submitted for the hydrotherapy facility, and therefore the potential impact and use cannot be evaluated adequately.
 - d. No plans were submitted for the energy improvements, and therefore it cannot be evaluated adequately.
 - e. No plans were submitted for the electric vehicle (EV) charging stations and therefore cannot be evaluated adequately.

2. *Recommend approval of the Amendment Conditional Use Permit subject to conditions.* If the Planning Commission determines that sufficient information has been provided to make a decision, staff recommend consideration of including the following conditions (note that all existing conditions within the 1997 CUP would remain valid, except those explicitly amended by the follow conditions). The following draft conditions are provided for your review, comment and modification:
 - The construction of a new approximately 720 square foot accessory building is permitted. The use of the building must be for office, small conference room, classroom, teaching area and public restroom.
 - The architectural plans must be updated to reflect the uses as requested by the Applicant, and as approved within the CUP.
 - The Applicant shall work with the building official on the updated architectural plans to ensure that the building meets commercial building standards.
 - An ADA compliant restroom must be provided.
 - A parking lot and/or parking plan must be added to the site plan for review and approval by City Staff. A minimum of six (6) parking spaces must be provided. Such plans for the parking area must be reviewed and approved by the City Engineer.
 - One ADA compliant parking stall must be provided.
 - If applicable, the Applicant must upgrade the septic system per Washington County Environmental Services requirements to support the new accessory building (public restroom)
 - Full plans, including architectural design and site location, are required for any hydrotherapy facility and/or pool. Such plans were not included or provided, and therefore, is not approved as a part of this CUP Amendment.
 - Any proposed facilities, not expressly approved by the CUP and Amended CUP, shall require an Amendment to the CUP.



- EV charging stations must be generally located near the customer parking areas on the site. The charging stations are permitted for use by the patrons/clients of the Idylwood Operation only and are not permitted as a commercial public charging station.
- Alternative energy sources, including solar installations, must comply with the City Ordinances and all applicable permits must be obtained.

Attachments

Attachment A: Application

Attachment B: Site Plan and Architectural Plans

Written Narrative Describing your request: A written description of your request for the Conditional Use will be required to be submitted as a part of your application.

The description must include the following:

•

Description of operation or use

I understand that my Conditional Use Permit (“CUP”) represents, as it were, a “Next Generation” plan for Idylwood Equestrian Center that is consistent and compliant with Comprehensive Plan for the City of Grant developed and adopted in 2005.

Consistent with this Next-Gen purpose of a CUP and its review by the City of Grant Planning Commission, Idylwood Equestrian Center has been a nationally recognized equestrian training facility for over a century. The proposed CUP is designed to ensure that the Equestrian Facility continues to thrive for the next century notwithstanding the increasing loss of agricultural land and agricultural activities in Grant. My hope is that this amended CUP, and its approval, will demonstrate the continued viability of agricultural activities in Grant by demonstrating the willingness of the Planning Commission to consider updated options for agricultural use.

Over time, the facility has incorporated four barns, one adjoining the three-bedroom employee housing (“Stone Barn”), and the other three stand-alone barns. The larger or “Steel” barn also includes a heated indoor arena for equestrian use, storage and a public bathroom. The Steel Barn also has extensive parking for customers – approximately ten or more spaces – and there is a ramp or ADA access from the parking lot to the interior of the Steel Barn. Indeed, all four access points to the Steel Barn are ramped or ADA accessible. Currently, the historic wood barn and one wooden shed for storage of equipment were torn down for safety reasons. The historic wood barn also contained an office, sitting or conference area, a public restroom, storage for equestrian equipment and numerous stalls. The fourth barn (“Dutch Barn”) has been converted from stalls to indoor storage for farm equipment. Some stalls remain on the west end of the Dutch Barn.

Currently, there are therefore three barns – the Steel Barn, the Stone Barn, and limited space in the Dutch Barn – which have individual stalls for over 40 horses. The acreage is largely flat with some undulating hills but without wetlands and is divided into numbered pastures. The pastures are supplied with water from the well located near the Steel Barn. There are several wooden sheds to provide shade and protection from weather within the pastures. There are three main pastures of many acres for horses with a number of smaller pastures for horses that area required to pasture alone or have limited access to other horses. There is a parking lot for employees with approximately four spaces adjoining customer parking with approximately ten or more spaces. There is substantial overflow parking as the roadways are wide enough to accommodate parking and still permit passage of other vehicles. Additionally, in the event of shows, ample parking can be supplied by marking the open flat field next to the outdoor arena or parking along the roadway to the residence.

There is a fenced outdoor arena and grazing area in front of the Steel Barn and next to the Stone Barn. The entry road passes around the outdoor arena and grazing area past the Stone Barn and then past the Steel Barn to client parking. There is then a private road to the owner/resident manager housing. The owner/resident housing has a one acre front yard that is visible from the entry way.

The entire property is fenced. Other than the front pasture, outdoor arena, grazing area, and the owner/resident manager housing, the farm is not visible to passersby or to neighbors. A neighboring rehabilitation facility is located on property to the west of Idylwood and adjacent to the bridle path that connects the Steel Barn to the large fenced front pasture. The rest of the west end is bordered by a lake or

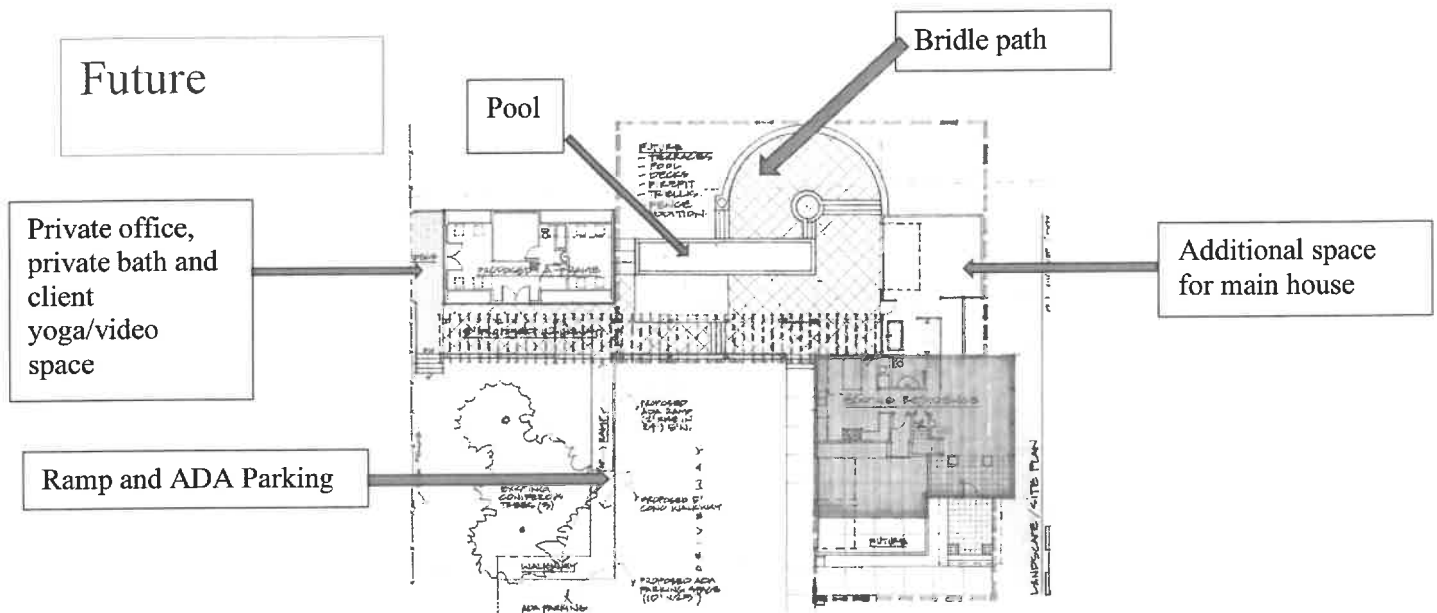
pond belonging to a neighboring property whose entrance is on Irish Avenue. The east end is bordered by an individual residence which is largely undeveloped woodlands. Individuals in the rehabilitation facility cannot see beyond the employee housing. The north end of the property contains a right-of-way for the Soo Railroad (formerly, Minneapolis, St. Paul, and Sault St. Marie Railroad) which runs the length of the north end.

There are currently two dogs on the property of which one is undergoing training as a search and rescue dog which includes agility training, tracking, obedience, and protection. The property is ideally suited for search and rescue training.

Equestrian training is undertaken on a daily basis both with horses that are owned by customers and boarded at the facility and with the owner/resident managers horses. All education and training is performed on a one-on-one basis between the owner and a specific client. Occasionally, a class will be expanded to three riders but rarely more. Some of the clients are children but most are adults. There is one goat.

Plans include the construction of an A-Frame type building containing a private office for managing the business, a private restroom for use by the office or other staff personnel, and a small conference, yoga, or teaching area for client instruction. Client instruction is, as noted above and at the hearing, conducted on a one-to-one basis, occasionally employing videos or for the purpose of post-riding contemplation, medication, yoga and relaxation to permit focus on riding dynamics. This one-to-one client space, of approximately 250 square feet, will replace the facilities formerly located in the historic wood barn. The building will be separate from the owner/resident manager housing but located nearby to facilitate instruction and otherwise support the business operations in a private, locked and protected environment – in other words, close enough to permit oversight from the residence and far enough that the building is not used for overnight activities. The building will not contain cooking, sleeping, or any overnight accommodations. The current owner/resident manager housing is in the reconstructed original farm house dating from the 19th Century and has two bedrooms. An additional one or two bedrooms may be necessary to accommodate a larger owner family. Plans also include addition of an equine and canine hydrotherapy facility (pool) with access designed to accommodate equestrian use.

As part of this submission, we have submitted conceptual plans for Next Gen purposes. In this schematic depiction, a bridle path is shown in cross-hatching that can be accessed from the field to the north and east of the new structure. A proposed hydrotherapy facility is shown at the end of this cross-hatched bridge path adjacent to the new structure. Additional potential enlargement of the existing structure to accommodate additional interior space is shown as attached to the main house. The ramp access and ADA parking for the small one-to-one conference/yoga/video client space is shown with an entrance to the north. The existing house is shown as shaded. The A-frame depicted as shown on the construction drawings – to the north of the existing dwelling. This should provide reassurance to the Commissioners that the intended use is, as has been made clear throughout, for a private office and client education space. This schematic is provided only to address questions raised by the Commission and do not represent final plans, which may change as a result of further planning, investigation, and development of permit drawings but are consistent with the proposed amended CUP and thus, will avoid any need for the expenses and time needed for re-submission of a new CUP.



Finally, in keeping with national trends to foster clean energy, the plan is to incorporate clean energy generating equipment (solar, wind, thermal) on the roof of the Steel Barn or other suitable and appropriate locations to reduce and potentially eliminate the need for propane heating and energy use with installation of heat pumps and DC power storage to avoid occasional weather induced loss electrical service. This will also permit the installation of charging stations at the owner/resident manager house and the client parking for charging of electrical vehicles. None of the equipment would be visible to neighboring properties or passersby given the terrain and surrounding properties.

•
Number of employees (if applicable, if not state why)

The number of employees varies by the size of the operation. When fully stocked with horses, the current employee three-bedroom housing is fully occupied with three employees. During the pandemic, with reduced utilization, the number of employees varied from 1 to 2. As of June 10, 2023, there is one employee, an owner/resident manager, and family of the owner/resident manager who manage the property full time. There are other occasional employees including a carpenter, who resides off property, and other occasional workers as needed, such as a veterinarian and ferrier.

The existing CUP provides not only for the current single family residential home and the existing three bedroom employee housing but also provides for an additional *four efficiency apartments*. Hence, I note that if the intention was to use the additional structure for housing – as an efficiency apartment – there would be no need for an amendment to the CUP.

•
Sewer and water flow/user rates (if applicable, if not state why)

The property relies on four wells for water supply to the employee housing, the two barns and horses therein, and the owner/resident manager housing. With the removal of the historic wood barn, one of the wells has been capped off. There are correspondingly two sewer mounds and, near the SOO line railway right-of-way, an area devoted to manure recycling.

There are no wetlands or water shed areas other than a drainage ditch along the Julianne Ave North frontage which partly parallels and then goes under the entry driveway.

•
Any soil limitations for the intended use, and plan indicating conservation/BMP's

None

•
Hours of operations, including days and times (if applicable)

The facility is generally open by appointment or pre-arrangement to customers Tuesday through Sunday from daylight to shortly after sunset. These times permit horse owners to visit and/or care for their animals. Teaching hours and therefore client access is limited to Saturday and Sunday morning. *Hence, the hours for operation of the yoga/instructional studio would be 9 AM to Noon on Saturday and Sunday.*

•
Describe how you believe the requested conditional use fits the City's Comprehensive Plan.

Ultimately, the City's Comprehensive Plan of 2005 demonstrates, as does this amended Conditional Use Permit, a dedication and commitment to the rural residential lifestyle. While the majority of Grant has been converted to developed home sites, Idylwood Equestrian Center remains true to its historic purpose as a nationally recognized horse boarding and training facility on its almost 36 acres of pasture with only a few structures – and those entirely dedicated to equestrian and canine training. Less than 5% of the property is classified as “improved” or containing structures. The original property was selected for this purpose based on the property being naturally nearly level prairie without wetlands or mixed hardwood forest – ideal for equestrian pasture and equestrian safety. There remain a few native elm and oak trees. Groundwater was and is abundant and the source of well water for the animals and human occupants. The soil is particularly suitable for on-site septic systems, basements (the original farm house has a basement as will the new private office building for the placement of electrical and heating equipment).

The planned improvements are designed to maintain this agricultural use as the City of Grant enters into the 21st Century – Next Gen. Agricultural use has decreased substantially in Grant over the last century. Improvements such as electrification of heating and cooling, AC and DC power generation, are essential to maintaining the rural character of Grant. To that end, the Mahtomedi Office Building has an EV charging station. Residents and visitors to Grant are dependent on automobiles for shopping, community, and recreation. As the nation transitions to electric vehicles, rural recreational facilities should have the ability to assure that clients, visitors and residents are not stranded. Generation of electricity using Minnesota's abundant resources of wind, sun, and thermally stable underground will enhance the ability to maintain the 36 acre property as an environment for equestrian and canine training for nearby city dwellers and for those residents who are dependent on employment outside the community but seek recreational and farm activities within the community that can remain undiminished for future generations. This sort of low density agricultural development fits squarely within the Comprehensive Plan. Grant currently has the highest density of horses in Washington County and these 21st century upgrades will permit Idylwood Equestrian Center to operate safely into the 22nd Century while modernization and updating the center to 21st Century equestrian care. I am committed assuring that innovation in equestrian management will nonetheless maintain the rural character of the property and believe that these plans promote flexibility, economy, and creativity in this agricultural use that naturally conforms to the dictates of the land and achieve the overall community benefits outlined in the Comprehensive Plan.

City of Grant

Grading Permit Compliance Requirements:

1. The applicant is required to submit a site plan including:
 - Property lines and easements.
 - Wetland locations based on the 100 year high water level.
 - Existing and proposed contours.
 - Existing buildings including dimensions of structures and dimensions to property lines.
 - Location of septic systems and wells.
2. All work must be on the property and outside of roadway right-of-ways and/or easements.
3. Grading applications can not damage or modify adjacent roadways or ditch systems. Repair will be required by the applicant at their own cost.
4. All imported material shall come from a clean source and should meet MPCA criteria of clean "unregulated fill". Property owner must provide truck manifest or other documentation for each source of imported fill indicating source site address, date and time.
5. Work shall be completed no later than 6 weeks from commencement. Working hours shall be restricted to 7 a.m. to 7 p.m., Monday through Friday.
6. Traffic control (warning signs, cones, barrels, trucks hauling signs) shall be provided as determined by the City Engineer in accordance with the Minnesota Manual of Uniform Traffic Control Devices.
7. A 48-hour notice shall be provided to the City Engineer prior to work commencing.
8. Silt fence shall be placed at all downslopes and around wetlands to control erosion.
9. A Minnesota Pollution Control Agency NPDES permit must be obtained if at least one acre of land has been disturbed.
10. The disturbed area shall have a maximum 4:1 horizontal/vertical slope and shall be restored with adequate sod or seed to establish vegetation within 7 days of finishing grading work.
11. A letter of credit or cash escrow in the amount of \$1,500 shall be provided to the City prior to work commencing to ensure erosion control measures are maintained and turf is established.
12. If reclaiming 1000 cubic yards (CY) or greater, City staff will submit a report to the City Council for review and approval.
13. No work shall be permitted until Grading Permit is issued and authorized by the City.

<u>Permit Fee:</u>	Permit fee shall be based upon the following schedule:
Base Fee:	50 cubic yards to 1,000 cubic yards\$200 1,000 cubic yards and greater..... \$200 + [\$0.05(_____ CY - 1,000 CY)]
	Example: 5,000 CY of reclamation on site \$200 + [\$0.05(5,000 CY - 1,000 CY)] = \$400.00
<u>Checklist:</u>	Applications will not be considered complete unless all checklist items are submitted.
_____	Grading Permit Application
_____	Required Fees attached: _____ \$1500 Escrow Fee _____ Permit Fee
_____	Grading Plan including existing and proposed contours
_____	Other required permits: _____

In connection with your request for a Grading Permit, your signature constitutes permission for a representative of the City of Grant to enter upon your property, during normal business hours, for the purpose of evaluating your request. If you wish to be present during such inspection, please contact the City Engineer.

Signature of Owner _____

Date 04-06-23

Signature of Applicant
(if different than owner) _____

Date _____

GRADING PERMIT APPLICATION

ZONING CODE SECTION 32-341, 342, 343, 344

Revised November 6, 2017



CITY OF GRANT

111 Wildwood Road

P.O. Box 577

Willernie, MN 55090

Phone: 651-426-3383 Fax: 651-429-1998

NOTE: This is not an interactive document. It must be taken or mailed to the Grant City Office.

Please complete & submit this Grading Permit Application when reclaiming 50CY per acre or more:

LEGAL DESCRIPTION AND PARCEL IDENTIFICATION NO: 11490 Julianne Ave. N. (see attached) Property ID: 03.030.21.13.0003		ZONING DISTRICT: A-1 (Agricultural Large Scale) PROPERTY SIZE (ACRES): 34.29 Acres
PROJECT ADDRESS: 11490 Julianne Ave N Grant, MN 55082	OWNER: Name Jaime Benner Address 11490 Julianne Ave N City State Zip Grant, MN 55082 Phone 763-285-9280	APPLICANT (IF DIFFERENT THAN OWNER): Name Address City State Zip Phone
1. What is the purpose of the proposed work and/or use (Circle One) <u>Structure or Building Excavation</u>, Site Grading, Commercial use, Other. Explain: Home office with basement		
1a. Does this work disturb more than one acre of land? (Circle One): YES <input type="radio"/> NO <input checked="" type="radio"/>		
2. Does the proposed land reclamation affect drainage on the project site and adjacent properties? (Circle one) YES <input type="radio"/> NO <input checked="" type="radio"/> If yes, explain:		
3. Are there any Public Waters (creeks, swamps, wetlands ponds, etc..) on the property? (Circle One) YES <input type="radio"/> NO <input checked="" type="radio"/> If yes, explain how the public waters will be affected by the proposed work?		
4. How much material is being reclaimed in cubic yards (CY)? • Removed • Imported • <u>Relocated</u> 225 CY		
5. If importing fill, provide the location the material is coming from? If removing fill, where is it being hauled? N/A		
6. What is the restoration plan for the site? Grading around eventual building		

All that part of the Northeast Quarter and the Southeast Quarter of Section 3, Township 30 North, Range 21 West, Grant Township, Washington County, Minnesota, described as follows:

Commencing at the Southeast corner of the North 380.00 feet of the West 400.00 feet of the Northwest Quarter of said Southeast Quarter; thence North 01 degrees 30 minutes 59 seconds West, assumed bearing, along the East line of said West 400.00 feet, a distance of 380.05 feet to its intersection with the North line of said Northwest Quarter of the Southeast Quarter and to the point of beginning of the parcel to be described; thence South 59 degrees 50 minutes 35 seconds East, a distance of 1074.20 feet to its intersection with the centerline of Julianne Avenue North (also known as Washington County Road No. 9); thence Northeasterly, along said centerline of Julianne Avenue North, a distance of 300.00 feet to its intersection with a line that bears South 21 degrees 49 minutes 41 seconds East from the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 21 degrees 49 minutes 41 seconds West, a distance of 286.54 feet to said Southeast corner of the Southwest Quarter of the Northeast Quarter; thence North 01 degrees 29 minutes 33 seconds West, along the East line of the West Half of said Northeast Quarter, a distance of 1609.34 feet to its intersection with the Southerly right of way line of the Minneapolis, St. Paul and Sault Ste. Marie Railroad Company; thence South 55 degrees 58 minutes 10 seconds West, along said Southerly right of way line, a distance of 1171.49 feet to its intersection with the East line of the West 325.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 01 degrees 30 minutes 59 seconds East, along said East line of the West 325.00 feet, a distance of 611.10 feet; thence North 88 degrees 34 minutes 07 seconds East, a distance of

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA

CONDITIONAL USE PERMIT
FOR
JAIME BENNER

Date: ~~June 10~~ August 31, 2023

Washington County Property I.D. No.: 0303021130003

Street Address of Subject Property: 11490 Julianne Avenue North
Stillwater, Minnesota 55082

Legal Description: See attached Exhibit

"A" Owner: Jaime Benner

Present Zoning District: A-1

Permitted Uses Set Forth in Ordinance 50, Section 604.

I. CONDITIONAL USE PERMIT FOR: Jaime Benner

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Grant.

- A. General Description. A Conditional Use Permit for a horse boarding and training facility, covered and open arenas for horse competitions and shows, for a dog kennel permit, for dog training and sheep herding trials, for duck herding trials, for equine and canine hydrotherapy, for owner/resident manager housing, and for live-in apartments and for structures and appurtenances necessary or appropriate to such activities including storage of farm and equine equipment, feed and grain, and for office and conference room space, for play areas for children, and for green or clean energy generation and storage (wind, solar, thermal, etc).

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

In addition to all of the requirements of City of Grant Ordinances and any applicable County, regional or State requirements, the property is also subject to the additional restrictions and provisions specified herein:

- A. Limits on Number of Animals on Site. The following shall be the maximum number of each type of animal which shall be allowed on the subject property:

- Horses - 62 (A larger number of horses may be present on-site during horse competitions or shows.)
 - Sheep or goats - 100 (total)
 - Ducks - 100
 - Dogs - 6 (A larger number of dogs will obviously be present on-site during dog training or trial sessions. However, the maximum number of dogs which may be permanently boarded, harbored or kept on the property, by the owner or resident manager, is 6.)
- B. A maximum of six (6) horse competition or shows per year are permitted.
- C. A maximum of two (2) sheep herding trials per year are permitted. Additionally, six (6) "fun days" are permitted annually. Additionally, dog training may take place upon the property during the entire year.
- D. Residential living quarters on the property are as follows:
- One (1) single-family residential home suitable for an owner or resident manager family of four or five.
 - One (1) three-bedroom apartment.
 - Four (4) efficiency apartments.
- E. Applicant is hereby granted a kennel permit {private kennel} for up to six (6) dogs.
- F. All land legally described in the Application is included in this Permit. No land covered by this Permit shall be subdivided unless the size and number of accessory buildings is consistent with City Ordinances.
- G. Any change in the plans or construction of any other facility not specifically permitted in this Permit shall require an Amended Conditional Use Permit.
- H. This Permit shall be recorded against the property in the office of the Washington County Recorder.
- I. A permit must be obtained from the Minnesota Pollution Control Agency prior to any animals being boarded on this property, This Conditional Use Permit is not valid until evidence is shown to the City

Council that this Permit has been obtained.

- J. This Permit shall be reviewed on an annual basis by the City of Grant. It should also be reviewed each time the property is sold. The City Council or its designated agents shall have the right of access to all facilities on this property during daytime hours.
- K. The Applicant must comply with all conditions of the Minnesota Pollution Control Agency Feed Lot Permit.
- L. The owner of the subject property shall keep in full force and effect general liability insurance covering personal injury and property damage arising out of the operation of the activities allowed pursuant to this Permit.
- M. No more than sixty - two (62) horses may be boarded on the property at any time. If the number of horses creates a nuisance as defined by State Statute or City Ordinance, then the City may order a reduction in the number of horses.
- N. Manure shall be spread or removed from the property in accordance with Pollution Control Agency standards.
- O. Adequate parking must be provided on the site for horse and/or dog shows. The property may provide AC or DC charging facilities for electric vehicles and, to the extent permitted by local ordinance, install AC or DC clean energy generating equipment.
- P. Additional conditions may be added to this Permit if deemed necessary.
- Q. Buildings and septic systems shall be in proper working order at all times. Of note, other than the drainage ditch constructed at the side of Julianne Ave N, the property contains no wetlands as interpreted under § 404 of the Clean Water Act (33 U.S.C § 1344)
- R. In relation to the horses kept on-site, and in consideration of past uses of the property, this Permit also authorizes boarding, training, riding lessons, horse shows, breeding, children's riding camp, and other normally associated horse activities which have historically occurred on the property.
- S. In relation to the horse farming and horse training

activities, as well as maintenance of the horse barn and arenas, and to facilitate customer appreciation of horses, the facility shall be entitled to construct such appurtenances of wood or metal fabrication to provide support for the equine and canine activities including buildings such as office and conference center room space with a private bathroom facility, separate from the owner/resident manager housing and for use by the occupant of the private office or other employees; such metal or wood sheds as appropriate to store farm or horse training equipment; a pool for equine or canine hydrotherapy; and additions to the main owner/resident manager building as is appropriate for a four or five member family to live in comfort and quiet enjoyment; play equipment for children; sports equipment for equine or canine training; and such equipment as may be necessary to generate and store DC or AC clean energy that are consistent with local ordinances, the City of Grant Comprehensive Plan, and the interests of the customers and subject to the granting of permits therefor.

T. Conditions

- The use of the 720 square foot accessory building is divided into a private office, a private bathroom for staff use only, a private loft for storage of equipment for use by the owner/manager only, and a small 250 square conference center room for one-on-one teaching of clients after a riding lesson or such appurtenant relaxation and mindfulness activities as yoga and meditation. Per the City of Grant Planning Commission - **sleeping is not permitted.**
- Parking including a single ADA parking stall and ADA ramp access to the small conference room must be provided. However, clients invited to the facility will be required to use the current bathroom in the barn after putting away their horses.
- Any septic system must be compliant with Washington County Environmental Services requirements.
- Full plans, including architectural design and site location, are required for any hydrotherapy facility and/or pool and a building permit will be required. Nonetheless, such compliant equine

hydrotherapy is contemplated as a component or appurtenance to the use of the land as for equine and canine training, well-being and recreation.

- EV charging stations are limited to use by the owner/manager, employees, and clients.
- Alternative energy sources, including solar installation, must comply with the City Ordinances and all applicable permits must be obtained.

III. REVIEW.

Pursuant to Section 505.08 of the Zoning Ordinance of the City of Grant, periodic review of this Conditional Use Permit is imposed as a condition of its approval. This Conditional Use Permit shall be reviewed annually at the direction of the Planning Commission, which shall notify the permit holder of the date of the annual review at least ten (10) days prior to the review hearing.

IN WITNESS WHEREOF, the parties hereto have signed and agreed to the terms of this Conditional Use Permit.

City of Grant

By _____
_____, Mayor

By _____
_____, City Clerk

STATE OF MINNESOTA)
COUNTY OF WASHINGTON) ss

On this ___ day of June 2023, before me, a Notary Public, personally appeared _____ and _____, the Mayor and City Clerk of the City of Grant, a Minnesota municipality 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 of the City of Grant, and _____ and _____ acknowledge said instrument to be the free act and deed of said City of Grant.

Notary Public

Applicant

By: _____
Jaime Benner

STATE OF MINNESOTA)
COUNTY OF WASHINGTON) ss

On this ___ day of June 2023, before me, a Notary Public,
personally appeared Jaime Benner, who signed the foregoing
instrument and acknowledged said instrument to be her free act
and deed.

Notary Public

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2023-24**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
11490 JULIANNE AVENUE NORTH TO CONSTRUCT AN ACCESSORY BUILDING
FOR PURPOSES OF A SMALL OFFICE, TRAINING ROOM, AND STORAGE AREA
TO SUPPORT THE HORSE BOARDING OPERATIONS
(IDYLWOOD EQUESTRIAN CENTER)**

WHEREAS, Jaime Benner the Owner and Operator of Idylwood Equestrian Center (“Applicant”) has submitted an application for an Amendment to the Conditional Use Permit to allow for the construction of an accessory building for a small office, training room, and storage area to support the existing horse boarding operations on the property located at 11490 Julianne Avenue North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the Applicant was granted a Conditional Use Permit (CUP) for a horse boarding operations with supplemental uses in 1997; and

WHEREAS, the Amended Permit incorporates all operational conditions as established in 1997; and

WHEREAS, the Amended Permit includes additional conditions to address the proposed Project to construct an accessory building that will support the existing Idylwood Equestrian Center operations; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on August 8, 2023; and

WHEREAS, on September 12, 2023 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 a regular City Council meeting which took place on October 3, 2023.

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 Jaime Benner of Idylwood Equestrian Center 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 an accessory building to support the Idylwood Equestrian Center use is a permitted conditional use and is consistent with the City's Comprehensive Plan; and
- The proposed accessory building 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 the Permit 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 October 3, 2023 (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, Browns Creek 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 October, 2023.

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 _____, 2023 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 _____, 2023.

Kim Points
Clerk
City of Grant

CONDITIONAL USE PERMIT AMENDMENT
FOR

PAMELA M. MAGADANCE 11490 JULIANNE AVENUE NORTH TO OPERATE IDYLWOOD STABLES

Date: Revised October 3, 2023
Issued November 12, 1997

Washington County Property I.D.: 0303021130003

Street Address of Subject Property: 11490 Julianne Avenue North
Stillwater, Minnesota 55082

Legal Description: See Attached Exhibit A

Present Zoning District: A-1

This is an Amended Conditional Use Permit to allow for the continued equestrian center operations as described in the original permit issued November 12, 1997 except as expressly modified by this Amendment. The purpose of this Amendment is to allow for the construction of an Accessory Building that will be used as a small office, meeting space and storage for the equestrian business. This Permit shall govern the business and site improvements and shall supersede and replace any prior Conditional Use Permits.

I. CONDITIONAL USE PERMIT FOR: Pamela M. Magadance 11490 Julianne Avenue North to operate the Idylwood Equestrian Center.

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Grant.

- A. General Description: A Conditional Use Permit for a horse boarding and training facility, for a dog kennel permit, for dog training and sheep herding trials, for duck herding trials, ~~and~~ for live-in apartments, and small meeting and office space to support operations.
- B. Permitted Uses Set Forth ~~in Ordinance 50, Section 604 in Article III, Section 32-245 Table of Uses.~~

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

In addition to all of the requirements of City of Grant Ordinances and any applicable County, regional or State requirements, the property is also subject to the additional restrictions and provisions specified herein:

- A. Limits on Number of Animals on Site. The following shall be the maximum number of each type of animal which shall be allowed on the subject property:
 - 1. Horses – 62 (A larger number of horses may be present on-site during horse shows.)

2. Sheep or goats – 100 (total)
 3. Ducks – 100
 4. Dogs – 6 (A larger number of dogs will obviously be present on-site during dog training or trial sessions. However, the maximum number of dogs which may be permanently boarded, harbored or kept on the property, by the owner, is 6.)
- B. A maximum of six (6) horse shows per year are permitted.
- C. A maximum of two (2) sheep herding trials per year are permitted. Additionally, six (6) “fun days” are permitted annually. Additionally, dog training may take place upon the property during the entire year.
- D. Residential living quarters on the property are as follows:
1. One (1) single-family residential home
 2. One (1) three-bedroom apartment
 3. Four (4) efficiency apartments
- E. Applicant is hereby granted a kennel permit (private kennel) for up to six (6) dogs.
- F. All land legally described in the Application is included in this Permit. No land covered by this Permit shall be subdivided unless the size and number of accessory buildings is consistent with City Ordinances.
- G. Any changes in the plans or construction of any other facility not specifically permitted in this Permit shall require an Amended Conditional Use Permit.
- H. This Permit shall be recorded against the property in the office of the Washington County Recorder. It shall be the responsibility of the Applicant to record the Permit, and provide evidence of recording, to the City within 60-days after its approval.
- I. A permit must be obtained from the Minnesota Pollution Control Agency prior to any animals being boarded on this property. This Conditional Use Permit is not valid until evidence is shown to the City Council that this Permit has been obtained.
- J. This Permit shall be reviewed on an annual basis by the City of Grant. It should also be reviewed each time the property is sold. The City Council or its designated agents shall have the right of access to all facilities on this property during daytime hours.
- K. The Applicant must comply with all conditions of the Minnesota Pollution Control Agency Feed Lot Permit.
- L. The owner of the subject property shall keep in full force and effect general liability insurance covering personal injury and property damage arising out of the operation of the activities allowed pursuant to this Permit.
- M. No more than sixty-two (62) horses may be boarded on the property at any time. If the number of horses creates a nuisance as defined by State Statute or City Ordinance, then the City may order a reduction in the number of horses.
- N. Manure shall be spread or removed from the property in accordance with Pollution Control Agency Standards.
- O. Adequate parking must be provided on the site for horse and/or dog shows.

~~P. Additional conditions may be added to this Permit if deemed necessary.~~

~~Q-P. Buildings and septic systems shall be in proper working order at all times.~~

~~Q. In relation to the horses kept on-site, and in consideration of past uses of the property, this Permit also authorizes boarding, training, riding lessons, horse shows, breeding, children's riding camp, and other normally associated horse activities which have historically occurred on the property.~~

~~R. The construction of a new approximately 720 square foot accessory building is permitted. The use of the building must be for an office, small conference room/yoga studio, and bathroom. The floor plan indicating the uses shall be attached to the Amended CUP for recording.~~

- ~~1. The proposed use of the building is generally described as low-intensity, intended to provide office and small gathering space to support the Idylwood horse boarding operations. Uses described include one-on-one appointments and training and office support functions.~~
- ~~2. The Accessory Building may not be used as a dwelling unit.~~
- ~~3. The Landscape/Site Plan shall be attached to the CUP for recording.~~
- ~~4. All future improvements must be consistent with the Landscape/Site Plan, or an Amendment to the CUP may be required.~~
- ~~5. The Applicant shall work with the building official to ensure that the building meets the applicable building standards, which shall include at a minimum, review of the bathroom and parking to determine ADA requirements based on the use of the building as part of the commercial business operations on site.~~
- ~~6. If applicable, the Applicant must upgrade the septic system per Washington County Environmental Services requirements to support the new accessory building (additional restroom).~~
- ~~7. EV charging stations must be generally located near the customer parking areas on the site. The charging stations are permitted for use by the patrons/clients of the Idylwood Operation only and are not permitted as a commercial public charging station.~~
- ~~8. Alternative energy sources, including solar installations, must comply with the City Ordinances and all applicable permits must be obtained.~~
- ~~9. The Applicant shall obtain a grading permit from the City Engineer prior to the commencement of any site work.~~

III. Review.

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

~~Pursuant to Section 505.08 of the Zoning Ordinance of the City of Grant, periodic review of this Conditional Use Permit is imposed as a condition of its approval. This Conditional Use Permit shall be reviewed annually at the direction of the Planning Commission, which shall notify the permit holder of the date of the annual review at least ten (10) days prior to the review hearing.~~

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

On this _____ day of _____, 2023, 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

THIS PERMIT DRAFTED BY:

City of Grant
111 Wildwood Road
Willernie, MN 55090

DRAFT

EXHIBIT A

DRAFT



MEMO

To: Mayor and City Council

CC: Kim Points, City Administrator/Clerk
Nick Vivian, City Attorney

From: Jennifer Haskamp, City Planner

RE: Draft Ordinance for Outdoor Storage

Date: September 26, 2023

Summary

In February 2023 the City adopted a moratorium with the purpose of allowing for study and potential revision to the Exterior Storage regulations contained in the City's Code of Ordinances. City Staff researched ordinances in other communities with similar lot configurations and sizes and conducted a survey with the City Council to solicit direction and feedback.

Planning Commission Review

At the August 8, 2023 and September 12, 2023 Planning Commission Meetings staff presented the draft ordinance for consideration and discussion. At the first reading, City Staff provided the following summary of background research conducted to prepare the draft ordinance.

Background Research

Through research of other comparable municipalities with ordinances, it was determined that there are many ways in which exterior (outdoor) storage can be addressed within the ordinance; however, there were certain common themes that were included in most ordinances. A summary is provided for your reference:

- Most ordinances separate regulations by "personal" and "commercial." These terms do not necessarily correspond with the zoning district.
- Most ordinances require screening and/or increased yard setbacks, especially for commercial use.
- Ordinances regulate the area by percent of a lot and/or maximum square feet.
- Ordinances generally require outdoor storage areas to be located on improved surfaces.
- Ordinances generally require some type of screening when abutting a residential use or ROW.

Draft Ordinance Process with Planning Commission



This information was presented to the Planning Commission with a first draft of the ordinance at their August 8, 2023 meeting. A duly noticed public hearing was held, and members of the public provided testimony. The Planning Commissioners provided good feedback and discussion regarding the first draft. Summary Comments included:

- Should include exceptions for personal vehicles, trailers, equipment.
- Clarification regarding “personal” versus “commercial” definition.
- Should include exceptions for agricultural uses and associated equipment.
- Outdoor Storage, when commercial, should be an Interim Use Permit, as opposed to a CUP.

Based on the discussion in August, Staff prepared a revised draft ordinance incorporating their comments from the first reading. The second draft of the ordinance was presented to the Planning Commission at the September 12, 2023 regular meeting. The Planning Commission expressed that they liked the changes made in the second draft, but that they like the existing ordinance as-is.

After discussion, the Planning Commission recommended denial of the draft Ordinance because they do not believe any changes or amendments to the existing Exterior Storage ordinance are necessary.

Summary

Given that the City Council adopted the Interim Ordinance placing a Moratorium on Exterior Storage uses staff is bringing the draft ordinance forward for your review and consideration.

The draft ordinance is attached for your review and consideration. A few items to note as you review the draft ordinance:

- The Planning Commission’s recommendations regarding the ordinance are incorporated into the draft ordinance even though they did not recommend approval.
- The objective of the ordinance is primarily to establish standards and a permit process for exterior storage that is a commercial use – whether within the General Business or on an A1 or A2 property. The distinction of when a permit is required is whether you are storing your own property or whether you are storing property for someone other than the occupant of the property.

CITY OF GRANT
WASHINGTON COUNTY, MINNESOTA
ORDINANCE 2023—77

An Ordinance Amending the Grant Code of Ordinances
Amending Sections 32-1 Definitions, 32-245 Table of Uses and 32-316 Exterior Storage

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

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

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

Outdoor Storage, Personal means exterior storage of materials, equipment, ~~vehicles,~~ and products that are accessory to a principal ~~residential~~ use ~~that are stored for personal use by the occupants or users of the property.~~

Outdoor Storage, Commercial means exterior storage of materials, equipment, ~~vehicles,~~ and products ~~that are stored for someone other than the occupants of the property.~~ Such definition does not include outdoor display of items that are for sale.

SECTION 2. AMENDMENT OF CHAPTER 32, SECTION 32-245 TABLE OF USES, OF THE CITY’S CODE OF ORDINANCES.

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

Use	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
(KEY) P = Permitted C = Conditional Use Permit and public hearing I=Interim Use Permit and public hearing CC=Certificate of Compliance A = Permitted accessory use N = Not Permitted					
<u>Outdoor Storage, Commercial or Personal</u> —as a principal use. (see section 32-316)	N	EN	EN	EN	C or I
<u>Outdoor Storage, Commercial – accessory use, to permitted principal use.</u> (see section 32-316)	<u>N</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Outdoor Storage, personal</u> —as accessory use to permitted principal use. (See section 32-316.)	A CC	A CC	A CC	A CC	A CC
Storage not accessory to a permitted principal use. (See section 32-316.)	N	E	E	E	N

SECTION 3. AMENDMENT OF CHAPTER 32, SECTION 32-316 EXTERIOR STORAGE, OF THE CITY’S CODE OF ORDINANCES.

That City Code Chapter 32, Article I, Section 32-316, “Exterior Storage” is hereby AMENDED to ADD the following identified as underlined, and AMENDED to DELETE as ~~strikethrough~~ :

Sec. 32-316. Exterior Outdoor storage.

(a) General Purpose. The purpose of this section is to regulate outdoor and/or exterior storage uses on all properties in the City. The regulations established herein are established by the principal land use of a property. The following standards shall apply to all Outdoor Storage uses:

- 1) The items in the area designated for outdoor storage must be completely screened from view at ground level from adjacent public right-of-way and adjacent residential uses.
- 2) The storage area may not be used for the storage of junk vehicles, trash, debris, or other nuisance items.
- ~~3) The storage area must be clearly defined and screened by fencing, structures, vegetation or other physical means to screen the delineated the storage area.~~
- ~~4) The storage area must be an improved surface which may include gravel, pavement, or similar.~~

~~5)3)~~ In all districts, All waste, refuse or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of vacant land shall be responsible for keeping such land free of refuse and weeds. Existing uses shall comply with the provision within 90 days following the effective date of the ordinance from which this article is derived.

~~6)4)~~ Unlicensed passenger vehicles and trucks shall not be parked in residential districts for a period exceeding seven days.

~~7)5)~~ All exterior storage not included as a permitted accessory use or permitted use, or included as part of a conditional or interim use permit or otherwise permitted by provisions of this chapter, shall be considered as refuse.

(b) The provisions of this Section shall not apply to active agricultural uses and any agricultural equipment.

(b)(c) Outdoor storage that is for personal Personal Outdoor Storage, not including items not owned by the Owner of the property, use is a permitted accessory use provided that the principal use of the property such use is identified as permitted, conditionally permitted or an interim use on the Table of Uses in Section 32-246. Such storage area may not be placed within any required yard setback, and must be located behind the principal structure. Exempt from this provision is: The following shall be exempt from the location and screening requirements:

1) Any vehicles parked on the primary driveway, provided such vehicles are licensed and road worth.

~~1)2)~~ Up to two personal vehicles stored in a designated storage area provided such vehicles are licensed and road worthy, and such area is located in a side or rear yard and outside all yard setbacks.

~~3)~~ Up to two recreational vehicles as regulated in Section 32-339.

~~2)4)~~ Utility trailers, horse trailers, or similar.

(d) In nonresidential districts, Commercial Outdoor Exterior Storage of property not owned by the Owner of the property, for commercial purposes of personal property may be permitted by conditional interim use permit provided any such that the property is so stored is for purposes of relating that relate to a permitted or conditionally permitted use of the property as regulated on Table 32-245 Table of Uses, permitted by this chapter and the storage will not be contrary to the intent and purpose of this chapter.

1) Any commercial outdoor storage area must be fully screened as viewed at ground level from any adjoining residential property. Adequate screening materials may include fencing, vegetation, or some combination.

~~3)2)~~ The storage area must be located in a designated area, and such are must be on an improve surface such as gravel or bituminous pavement.

(e)(e) The following performance standards shall apply to all commercial exterior storage areas:

Requirement/Standard	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
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<u>Minimum Lot Area to allow exterior storage, commercial</u>	<u>20 Acres</u>	<u>210 Acres</u>	<u>210 Acres</u>	<u>20 Acres</u>	<u>30,000 SF</u>
<u>Area limit Maximum on commercial exterior storage area allowed</u>	<u>10% or X acres whichever is less</u>	<u>10% or X acres whichever is less</u>	<u>10% or X acres whichever is less</u>	<u>5% or X acres whichever is less</u>	<u>70% or X acres whichever is less</u>
<u>Location</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Behind principal structure</u>	<u>Must meet setbacks</u>
<u>Setbacks</u>					
• <u>Front Yard (right-of-way)</u>	<u>200'</u>	<u>200'</u>	<u>200'</u>	<u>200'</u>	<u>65' or 150' if Arterial</u>
• <u>Side Yard</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>20'</u>
• <u>Rear Yard</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>100'</u>	<u>30'</u>

SECTION 3. SEVERABILITY.

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

SECTION 4. EFFECTIVE DATE.

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

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

Voting AYE:

Voting NAY:

Whereupon said Ordinance was declared passed adopted this ___ day of _____, 2023.

Jeff Huber, Mayor

Attest: Kim Points, City Clerk

September 26, 2023

City of Grant
PO Box 577
Willemie, MN 55090

RE: Preliminary Plat Extension for Stillwater Oaks

Dear Mayor Huber and members of the City Council,

Magellan Land Development on behalf of Fairway Estates is formally requesting a preliminary plat extension for the Stillwater Oaks. We received our preliminary plat approval in October of 2022.

This is a correction from the letter sent to the city on September 15. We received our title commitment later than anticipated. We will not be submitting for a final plat hearing in November of 2023 but rather December 2023.

We look forward to continuing our partnership with the City of Grant in the coming years.

Thank you for your consideration and if you have any further questions, please feel free to contact me.

Sincerely,



Jason Palmby
Chief Manager
Magellan Land Development
612-220-6641

City Council Report for September 2023

To: Honorable City Council Members

From: Jack Kramer Building Official

City Code Violations:

1. No new violations to report.

Building Permit Activity:

Thirty-Four (34) Building Permits have been issued for a total of \$ 1,134,153.28.

Respectfully submitted,

A handwritten signature in black ink that reads "Jack Kramer". The signature is written in a cursive, flowing style.

Jack Kramer

Building & Code Enforcement Official

2023-313	Furnace & Air Cond.	Medlik	10390-118th. St. N.	8/17/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-314	2 Fireplaces	Mensah	7085 Lone Oak Trail N.	8/21/2023	N/A		\$	160.00	\$	120.00	\$	-	\$	2.00
2023-315	Re-Roof	Thawald	9536-75th. St. N.	8/21/2023	\$	7,845.81	\$	153.25	\$	114.93	\$	-	\$	3.92
2023-316	Re-Roof	Noel	9555-101st. N.	8/22/2023	\$	10,000.00	\$	181.25	\$	135.93	\$	-	\$	5.00
2023-317	Air Conditioner	Greenlee	10955-62nd St. N.	8/22/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-318	Gaarage Addition	Lanoux	9711 Keswick Ave. N.	8/23/2023	\$	40,000.00	\$	543.25	\$	407.43	\$	353.11	\$	20.00
2023-319	Water Heater	Bruhl	9953 Hidden Glade Rd.N.	8/23/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-320	HVAC New Home	Tweden	7211 Lone Oak Trail N.	8/23/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-321	Re-Roof	Armstrong	8140 - 80th. St. N.	8/25/2023	\$	22,007.47	\$	349.25	\$	261.93	\$	-	\$	11.00
2023-322	HVAC New Home	Klasic	7239 Lone Oak Trail. N	8/25/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-323	House & Garage	Womble	9225-63rd. St. N.	8/25/2023	\$	502,170.00	\$	3,248.00	\$	2,436.00	\$	2,111.20	\$	251.08
2023-324	Re-Roof & Windows	Fallen	10851-66th. St. N.	8/25/2023	\$	26,500.00	\$	411.95	\$	308.96	\$	-	\$	13.25
2023-325	Air Conditioner	Kurzejeski	11560 Lockridge Ave. N.	8/28/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-326	HVAC New House	Klasic	7239 Lone Oak Trail. N	8/30/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-327	Re-Roof	Delmore	11910 Isleton ave. N.	8/30/2023	\$	38,000.00	\$	523.05	\$	392.28	\$	-	\$	19.00
2023-328	Re-Roof	Hatherly	8765-68th. St. N.	8/31/2023	\$	28,000.00	\$	422.05	\$	316.53	\$	-	\$	14.00
2023-329	Gas Lines	Gwash	11330 Irish Ave. N	8/31/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-330	Re-Roof	Schifsky	6971 Jocelyn Lane. N.	8/31/2023	\$	16,000.00	\$	265.25	\$	198.93	\$	-	\$	8.00
2023-331	Solar System	Miller	7164 Lone Oak Trail N.	9/1/2023	\$	20,665.00	\$	335.25	\$	251.43	\$	217.91	\$	10.82
2023-332	Re-Roof	Marshall	9590 Jamaica Ave.	9/1/2023	\$	15,000.00	\$	251.25	\$	188.43	\$	-	\$	7.50
2023-333	Re-Roof	Willett	10550 Kelman Ave. N.	9/2/2023	\$	12,000.00	\$	209.25	\$	156.93	\$	-	\$	6.00
2023-334	Demo of Silo	Two Silo Winery	7040--117th. St. N.	9/5/2023	N/A		\$	100.00	\$	75.00	\$	-	\$	-
2023-335	Joe Beasey	Bath Remodel	10161 Dellwood Rd. N.	9/6/2023	\$	13,649.00	\$	237.25	\$	177.93	\$	-	\$	6.82
2023-336	Joe Beasey	Bath Plumbing	10161 Dellwood Rd. N.	9/6/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-337	Swimming Pool	McQuillan	9175-107th. St. N.	9/7/2023	\$	130,000.00	\$	1,161.75	\$	871.31	\$	755.13	\$	65.00
2023-338	Plumbing New Home	Miller	7164 Lone Oak Trail N.	9/7/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-339	2nd Story Addition	Capra Property	10271- 119th. St. N.	9/8/2023	\$	34,500.00	\$	492.75	\$	369.56	\$	320.28	\$	17.25
2023-340	HVAC New Home	Miller	7164 Lone Oake Trail N.	9/9/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-341	Gas Line	Dahlen	10255 Jamaica Ave. N.	9/11/2023	N/A		\$	80.00	\$	60.00	\$	-	\$	1.00
2023-342	Garage Addition	Aden	10348 Manning Ave.N.	9/11/2023	\$	25,000.00	\$	391.75	\$	293.81	\$	254.63	\$	12.50
2023-343	Windows	Holsten	10431 Lansing Ave. N.	9/11/2023	\$	6,211.00	\$	255.37	\$	191.52	\$	-	\$	3.10
2023-344	Windows	Whaley	10291 Kismet Ln. N	9/11/2023	\$	12,158.00	\$	223.43	\$	167.57	\$	-	\$	6.07
2023-345	Windows	Kalland	6071 Jasmine Ave. N.	9/11/2023	\$	14,447.00	\$	251.24	\$	188.43	\$	-	\$	7.23
2023-346	Pole Bldg.	Ramseth	9257-107th. St. N.	9/13/2023	\$	160,000.00	\$	1,329.75	\$	997.31	\$	864.33	\$	80.00
Monthly total					\$	1,134,153.28	\$	12,456.34	\$	9,342.15	\$	4,876.59	\$	581.54