

CITY OF GRANT
MINUTES

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DATE : December 3, 2024
TIME STARTED : 6:31 p.m.
TIME ENDED : 7:31 p.m.
MEMBERS PRESENT : Councilmember Carr, Rog, Giefer, Cornett and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney, Christina Benson; City Planner, Jennifer Haskamp; City Treasurer, Sharon Schwarze; and Administrator/Clerk

CALL TO ORDER

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

PUBLIC INPUT

Ms. Tina Lobin, came forward and thanked Tom Carr for his service and helping her. She noted there is a patch of tress that are interfering with school busses and residents have to help pull out the bus. She stated she can't believe the Council allowed a CUP for Arc Paving and it should never have been passed. She asked that the City put the PC back in place and put a emergency team together. She resigned from the Fire Warden position and requested Jeff Schafer be appointed. She stated she deserves an apology from the two men that were elected.

Mr. Jeff Schafer, 8688 Jamaca Ave. N, came forward and thanked Tom Carr for his 22 plus years of service to the City. He noted he always appreciated Mr. Carr's historical knowledge. He congratulated those that were elected and stated he will appreciate a more resident driven Council.

Ms. Celia Wirth, Brown's Creek Watershed District, came forward and thanked the Council for their support in appointing her to the Board. She noted the project the Watershed District is working on and have completed. She stated they are beginning work on updated the Watershed Management Plan.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

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

CONSENT AGENDA

November 2024 Bill List, \$107,740.00

Approved

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November 4, 2024 City Council Meeting Minutes Approved

City of Stillwater, 2nd Half Fire Contract, \$93,328.50 Approved

City of Mahtomedi, 4th Quarter Fire Contract, \$42,583.00 Approved

Washington County Sheriff’s Department, 2nd Half Services, \$91,720.90 Approved

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

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck (no action items)

City Planner, Jennifer Haskamp

PUBLIC HEARING, Consideration of Ordinance No. 2024-82, Adult Cannabis – City Planner Haskamp advised the City Council adopted a moratorium by Ordinance 2023-73 prohibiting the operation of cannabis businesses in the City. The moratorium is set to expire on December 31, 2024 consistent with Minnesota State Statute requirements. The purpose of the moratorium was to provide the City time to study and prepare an ordinance to address cannabis businesses as defined by Minnesota State Statutes Chapter 342.

City Planner Haskamp stated the Draft Ordinance includes two components: 1) Registration of Cannabis and Hemp Businesses in the City; and 2) Cannabis and Hemp Business Zoning Regulations. The State Statute provides specific standards and requirements which the City must follow, and the ordinance must be drafted for compliance with rules established within Minnesota State Statutes Chapter 342. A summary of each ordinance component is provided:

1) ADD: Chapter 5 Cannabis and Hemp Business Registration

Minnesota State Statutes Chapter 342 allows cities to adopt registration requirements for all Cannabis and Hemp Businesses. The Registration can be applied to all Cannabis and Hemp Businesses, and Registration must be granted if a business demonstrates compliance with the City’s adopted ordinances and the State Statutes and Rules. The State Statutes specifically states that Cannabis Retail operations (dispensaries) can be capped at 1 Registration per 12,500 in population, rounded to the nearest whole number. Given the population of the City of Grant, the draft ordinance restricts the maximum number of Retail Registration to one (1). All other Cannabis Business license types and activities may be required to Register, but that the number of such registrations cannot be capped.

2) AMEND: Chapter 32 Zoning, to add Definitions, amend the Table of Uses and add Section 32-355 Cannabis and Hemp Business Regulations.

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2 Minnesota State Statutes Chapter 342 establishes that Cities may address time, manner and
3 location of Cannabis and Hemp Businesses within their communities, with certain restrictions. To
4 that end the following summary of the ordinance draft is provided:

- 5
- 6 • Definitions: Cannabis and Hemp business uses and activities are added to the definitions.
7 The definitions are not the License Types issued by the OCM (staff will present more on
8 the difference at the December meeting).
- 9 • Table of Uses: The table of uses is amended to include the Cannabis and Hemp Business
10 uses. It should be noted that recommended policy is to follow the permitting process of
11 similar non-cannabis uses in the community. For example, Cultivation is a permitted used
12 in most districts. Therefore, Cannabis Cultivation is required to obtain a Certificate of
13 Compliance so that staff can confirm that all performance standards are met but the
14 permitting process is not overly onerous when compared to other agricultural production
15 that is simply permitted.
- 16 • Performance Standards are established specifically for Cultivation activities and any
17 Retail use including businesses that include a retail endorsement that is intended to be
18 exercised in conjunction with cultivation activities. A summary of the standards include:
 - 19 ○ 1,000 feet of separation between all Cannabis Business, with an exception for
20 operators that are only participating in cultivation activities.
 - 21 ○ Minimum Retail Dispensary setback of 1,000 feet from Schools and 500 feet from
22 Residential Treatment Facilities (this is the maximum permitted by State Statute).
 - 23 ○ Increased setback for any outdoor cultivation area from adjacent residential uses.

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25 Staff requests discussion from the City Council and recommends approval of the draft Ordinance and
26 the summary publication. It should be noted that the Minnesota Rules with respect to Cannabis and
27 Hemp Businesses are expected to be adopted in the Sprin of 2025. Once the rules are adopted it is
28 likely that amendments to the draft ordinance will be required. However, given that the moratorium
29 expires at the end of the year, an Ordinance must be put in place in the event early mover licenses are
30 granted by the State.

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32 City Planner Haskamp noted the City can consider increasing size of lots that would be allowed to
33 have cannabis but it has been stated that the City needs to treat this like a similar business or it could
34 be challenged. Minnesota State rules will have very tough security standards and will be regulated at
35 the State level. Two acres is the largest cannabis area allowed by the State and the area allowed is
36 determined by the type. Screening from the ROW is a licensure issue and screening from residential
37 properties is determined by the City. The Sheriff’s Department may be will to do compliance checks
38 and operating times are set by State Statute.

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40 **Council Member Rog moved to open the public hearing at 7:18 p.m. Council Member Giefer**
41 **seconded the motion. Motion carried unanimously.**

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43 Mr. Wayne Sarrapo, 8770 105th St., came forward and stated he is always impressed with the City
44 Planner and he has no concerns about the ordinance.

1 Council Member Giefer moved to close the public hearing at 7:20 p.m. Council Member Rog
2 seconded the motion. Motion carried unanimously.

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4 Council Member Cornett moved to approve Ordinance No. 2024-82, as presented. Council
5 Member Giefer seconded the motion. Motion carried with Council Member Rog voting nay.

6 Consideration of Resolution No. 2024-20, Ordinance Summary Publication of Ordinance No.
7 2024-82 – Staff advised Resolution No. 2024-20 allows for summary publication of Ordinance No.
8 2024-82.

9 Council Member Giefer moved to adopt Resolution No. 2024-20, as presented. Council
10 Member Cornett seconded the motion. Motion carried unanimously.

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12 City Attorney, Nick Vivian (no action items)

13 **NEW BUSINESS**

14 A. Consideration of Resolution No. 2024-21, Final 2025 Budget – City Treasurer Schwarz outlined
15 the final budget noting it is the same as the preliminary budget. The 2024 Budget is in the amount
16 of \$2,058,466.

17 Council Member Rog moved to adopt Resolution No. 2024-01, as presented. Council Member
18 Giefer seconded the motion. Motion carried unanimously.

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20 B. Consideration of Resolution No. 2024-22, Final 2025 Levy – City Treasurer Schwarze advised
21 the final levy is in the same amount as the preliminary. The 2025 final levy certification is in the
22 amount of \$1,507,910.

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24 Council Member Rog moved to adopt Resolution No. 2024-22, as presented. Council Member
25 Cornett seconded the motion. Motion carried unanimously.

26 C. Consideration of Resolution No. 2024-23, 2025 Liquor License, Mogrow Inc. – Council
27 Member Cornett moved to adopt Resolution No. 2024-23, as presented. Council Member
28 Giefer seconded the motion. Motion carried unanimously.

29 D. Consideration of Resolution No. 2024-24, 2025 Liquor License, Cozzie’s Tavern Inc. –
30 Council Member Cornett moved to adopt Resolution No. 2024-24, as presented. Council
31 Member Giefer seconded the motion. Motion carried unanimously.

32 E. Consideration of Resolution No. 2024-25, 2025 Liquor License, Dellwood Barn Weddings,
33 LLC – Council Member Cornett moved to adopt Resolution No. 2024-25, as presented. Council
34 Member Giefer seconded the motion. Motion carried unanimously.

35 F. Consideration of Resolution No. 2024-26, 2025 Liquor License, Schones’s Inc. – Council
36 Member Cornett moved to adopt Resolution No. 2024-26, as presented. Council Member
37 Giefer seconded the motion. Motion carried unanimously.

38 G. Consideration of Resolution No. 2024-27, 2025 Liquor License, Loggers Trail Golf Club –
39 Council Member Cornett moved to adopt Resolution No. 2024-27, as presented. Council
40 Member Giefer seconded the motion. Motion carried unanimously.

1 **F. Consideration of Resolution No. 2024-28, 2025 Liquor License, Applewood Hills LLC –**
2 **Council Member Cornett moved to adopt Resolution No. 2024-28, as presented. Council**
3 **Member Giefer seconded the motion. Motion carried unanimously.**

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5 **UNFINISHED BUSINESS**

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

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

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

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10 **COMMUNITY CALENDAR DECEMBER 4 THROUGH DECEMBER 31, 2024:**

11 **Mahtomedi Public Schools Board Meeting, Thursday, December 12th, Mahtomedi District**
12 **Education Center, 7:00 p.m.**

13 **Stillwater Public Schools Board Meeting, Thursday, December 12th, Stillwater City Hall, 7:00**
14 **p.m.**

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

16 **Christmas Day, December 25, 2024**

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18 **ADJOURNMENT**

19 **Council Member Giefer moved to adjourn at 7:31 p.m. Council Member Cornett seconded the**
20 **motion. Motion carried unanimously.**

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23 These minutes were considered and approved at the regular Council Meeting January 7, 2025.

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Kim Points, Administrator/Clerk

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Jeff Giefer, Mayor