

CITY OF GRANT
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DATE : November 4, 2024
TIME STARTED : 6:32 p.m.
TIME ENDED : 7:05 p.m.
MEMBERS PRESENT : Councilmember Carr, Rog, Giefer,
Cornett and Mayor Huber
MEMBERS ABSENT : None

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

CALL TO ORDER

The meeting was called to order at 6:32 p.m.

PUBLIC INPUT

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

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

CONSENT AGENDA

October 2024 Bill List, \$90,141.77	Approved
October 1, 2024 City Council Meeting Minutes	Approved
OMG Midwest, Knollwood Pay Voucher No. 1, \$176,126.41	Approved
Croix Valley Inspector, \$41,384.81	Approved
JPA, Washington County, Mass Community Notification System	Approved

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

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck (no action items)

City Planner, Jennifer Haskamp

Consideration of Resolution No. 2024-19, Final Plat, Elliotts Crossing Phase 1 – City Planner Haskamp advised owner Mike Regan of MOR Development, LLC ("Owner") is requesting approval of the Final Plat for Elliot Crossing - Phase I. The Applicant was granted a preliminary plat and two variance approvals on June 4, 2024, as documented by Resolution 2024-11.

The proposed Final Plat is comprised of four existing parcels and is generally situated south of 75 Street North (CSAH 12) and west of Lake Elmo Ave N (CSAH 17). The subject property is zoned A2 and borders Indian Hills Golf Course to the south, 75th Street North on the north, and Lake Elmo Avenue N., on the east. The proposed subdivision will be completed in two phases as described in subsequent sections of this report. Phase I of the proposed Final Plat includes twelve (12) rural residential lots, a new cul-de-sac, and Outlots A and B.

City Planner Haskamp advised per the City’s ordinances, the Final Plat does not require a public hearing. The Final Plat is subject to a 60-day review period. Since the proposed project has received Preliminary Plat approval, the purpose of the Final Plat review is to 1) review and evaluate the Final Plat for consistency with the Preliminary Plat, 2) to evaluate whether the applicable conditions of preliminary plat have been met, and 3) to identify any outstanding conditions that must be met prior to work commencing on site.

MOR Development, LLC is requesting Final Plat approval of the subject property to create a rural residential single-family subdivision. A summary of the proposed project is provided below:

Applicant/Owner	Michael Regan, on behalf of MOR Development, LLC
Request	Final Plat of Major Subdivision
Address	XXX 75th Street N (CSAH 12), XX Lake Elmo Ave N (CSAH 17)
Site Size	~194 Acres
Zoning & Land Use	A2
Proposed Plat Name	Elliot Crossing
PIDs	2603021330001 (101.5 acres), 3503021210002 (4.9 acres), 2603021440001 (15.0 acres), 2603021430001 (39.6 acres)

The proposed project will be completed in two phases. A summary of project phasing is provided below:

Phase I	Phase I will develop the twelve (12) rural residential lots identified on Sheets 2 – 4 of the plan set. Lots will range in size from 7.5 - 18.4 acres. They will be accessed via a new cul-de-sac (Keswick Court), which is approximately 1,998.3-feet in length and connects to 75 th Street N to the north. Phase I includes the platting of Outlot A and Outlot B. Portions of Outlot A and all of Outlot B will be developed with a new cul-de-sac and rural residential lots as part of Phase II.
Phase II (Outlots A and B)	Phase II will re-plat Outlot A and Outlot B into six (6) rural residential lots ranging in size from 5.0 - 8.4 acres. Lots will be

accessed via a new cul-de-sac (Elliot Lane), which is approximately 1,482.9-feet in length and connects to Lake Elmo Ave N to the east. The remaining area of Outlot A will be replatted to align with the three golf holes that are a part of the Indian Hills Golf Course lying south of the new subdivision.

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Summary of Phase I:

- The general subdivision configuration and lot sizes are consistent with the approved preliminary plat for Phase I. Phase II rural residential lots are fully contained within Outlot A.
- Phases I and II will not connect via roadways due to the presence of wetlands and golf holes.
- The subdivision will be subject to architectural design standards through the Homeowners Association (HOA). A plant schedule for both Phases was submitted; however, Outlots A and B are proposed to be open space until Phase II is initiated. The Outlots are irregular in shape with existing groundcover and areas of tree/woodland.
- A portion of Outlot A contains three golf holes that were relocated in 2020/2021 through an amended CUP process, and the holes were placed in an easement as part of the CUP process. As proposed, the Outlot contains both the golf holes and the future Phase II rural residential lots. Once the Phase II Final Plat is completed, the easement are containing the golf holes will be converted to an Outlot through the platting process and the Outlot will become part of the amended CUP and all associated conditions of approval.
- Each lot is proposed to be served by a private well and septic system. The Preliminary Plat identified primary and secondary drainfield systems and septic reports/boring logs for each lot, which are consistent with Final Plat plan set.
- The new cul-de-sac serving Phase I lots will be constructed as part of the initial site development process. The cul-de-sac connects to CSAH 12, which is a County Road. To install and construct the new roadway, Washington County has required new turn lanes be constructed which are shown on the plan set.
- The cul-de-sac serving Phase II lots is fully contained within Outlot A and will be constructed in the future after Phase I is completed. The cul-de-sac is connected to CSAH 17 and an access permit, and any required improvements, must be obtained from Washington County. Evidence of the access permit must be submitted concurrently to the Phase II Final Plat.

City Planner Haskamp noted as summarized above, there are three objectives related to the Final Plat review: 1) to determine if the proposed Final Plat is substantially consistent with the Preliminary Plat; 2) to determine if the applicable conditions of preliminary plat have been met; and 3) to identify any required conditions of Final Plat approval prior to recording or site work commencing.

Final Plat Consistency with Preliminary Plat

1 As presented, the preliminary construction plans, Final Plat lot and block configuration, lot sizes,
2 road layout and access locations are consistent with the Preliminary Plat and there are no significant
3 changes. Minor adjustments have been completed to meet the conditions of the preliminary plat.

4
5 The following conditions of preliminary plat are identified, and comments and/or response regarding
6 the condition are provided in italics.

- 7
8 1. An updated Preliminary Plat incorporating the City Engineer’s recommendations and
9 incorporating any changes of the BCWD, must be submitted for review and approval by City
10 Staff within 12-months of Preliminary Plat approval.

11 *As noted, the Preliminary Plat was approved on June 4, 2024, and will expire on June 4,*
12 *2025. The requested Final Plat was submitted within the 12-month timeframe established by*
13 *the conditions of the Preliminary Plat. The Applicant’s permit application at BCWD is*
14 *scheduled for November 13, 2024. After the Applicant receives their approval, the plans must*
15 *be updated to reflect any BCWD conditions and submitted to the City Engineer for review and*
16 *approval.*

17
18 *Any comments and/or modifications requested by the City Engineer must be addressed by the*
19 *Applicant prior to any site work commencing on the project. This is included as a condition in*
20 *the Development Agreement.*

- 21
22 2. The Applicant shall comply with all recommendations and standards of the City Engineer.
23 *The Applicant is working with the City Engineer to ensure that all recommendation and*
24 *standards are met. This condition is carried over to the Development Agreement.*

- 25
26 3. The Applicant shall provide evidence that PID containing Lot 1, Block 2 and Outlot B cannot
27 be subdivided, and that the current design configuration is not in conflict with any provisions
28 of the original subdivision.
29 *The subject lot referenced within the condition is located in Phase II. Evidence must be*
30 *submitted prior to the Phase II Final Plat being granted. This condition is carried over and*
31 *included within the Development Agreement.*

- 32
33 4. The Applicant shall adjust the lot line between Lots 2 and 3, Block 2 to comply with the
34 subdivision design standards.
35 *Per the plans dated September 6, 2024, this condition is met. The lot line has been adjusted*
36 *and complies with the subdivision design standards. This condition relates to a Lot within*
37 *Phase II, and therefore is carried over to the Development Agreement. Any adjustments or*
38 *modifications to future plan sets may trigger additional review.*

- 39
40 5. The Lot area of Lot 2, Block 2 must be adjusted to comply with the minimum lot size
41 requirements.
42 *Per the plans dated September 6, 2024, this condition is met. The lot area has been adjusted*
43 *and complies with the minimum lot size requirements. This condition relates to a Lot within*

1 Phase II, and therefore is carried over to the Development Agreement. Any adjustments or
2 modifications to future plan sets may trigger additional review.

3
4 6. Lot frontage of Lot 2, Block 2 must be adjusted to comply with the minimum lot frontage
5 requirements.

6 *Per the plans dated September 6, 2024, this condition is met. The frontage has been adjusted
7 and complies with the minimum lot frontage requirements. This condition relates to a Lot
8 within Phase II, and therefore is carried over to the Development Agreement. Any adjustments
9 or modifications to future plan sets may trigger additional review.*

10
11 7. Additional ROW must be granted to provide a connection for Lot 6 Block 2 to comply with
12 the City Engineer’s recommendations.

13 *Per the plans dated September 6, 2024, this condition is met. Additional ROW has been
14 established to provide connection to Lot 6, Block 2 and complies with the City Engineer's
15 recommendations. This condition relates to a Lot within Phase II, and therefore is carried
16 over to the Development Agreement. Any adjustments or modifications to future plan sets may
17 trigger additional review.*

18
19 8. The Applicant must establish an HOA or similar to manage the stormwater management
20 systems on site. Such entity shall be appropriately established and identified within the
21 Development Agreement.

22 *This condition is carried over to the Development Agreement.*

23
24 9. The Applicant shall obtain all necessary stormwater permits from the BCWD and such
25 permits shall be obtained prior to the City granting any Final Plat of the Project.

26 *The Applicant’s stormwater review and permit are scheduled on the BCWD’s November 13,
27 2024 meeting. Any BCWD modifications required must be incorporated into the plan set and
28 submitted for review by the City Engineer. If any required changes are substantive and alter
29 the lot configuration or roadway alignment and the design is no longer consistent with the
30 preliminary plat, additional review and approval by the City Council may be required. A
31 condition has been included in the Resolution to address the BCWD approval.*

32
33 10. If the Project is proposed to be phased, the phasing plan must be submitted prior to approval
34 of the Development agreement and Final Plat.

35 *The Applicant submitted a phasing plan as part of the Final Plat application materials. This
36 condition has been met.*

37
38 11. The Applicant will be required to enter into a Development Agreement prior to the City
39 granting any Final Plat of the Project to ensure that the requirements and conditions as set
40 forth herein are complied with to ensure the installation of all subdivision infrastructure.

41 *A draft of the Development Agreement has been prepared and is under review by the
42 Applicant. A copy of the Development Agreement will be submitted under separate cover
43 prior to the City Council meeting.*

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12. The Applicant, or assigns, shall obtain all necessary permits for the installation of individual wells serving each lot, and such permits shall be obtained prior to the City issuing any Building Permit for such lot.

This condition is carried over to the Development Agreement.

13. The full public right-of-way of both cul-de-sacs shall be dedicated on the Final Plat.

The subdivision will be developed in two phases. The cul-de-sac right-of-way in Phase I is shown on the Final Plat and is dedicated as a public street. The cul-de-sac to serve Phase II is fully contained within Outlot A, and must be dedicated at the time the lots are created. This condition is met in Phase I, and the condition is carried over for Phase II of the proposed project. Any adjustments or modifications to future plan sets may trigger additional review.

14. Site improvements as described within Section 30-194 shall be agreed to and identified within the Development Agreement.

The Site Improvements and subdivision improvements are noted in the Development Agreement. This condition is met.

15. The Preliminary Septic review must be completed by Washington County and the preliminary findings transmitted to the City prior to Preliminary Plat approval.

This condition is met. Additional requirements and conditions are carried over into the Development Agreement.

16. The Applicant shall identify and rope off all septic drainfield areas on the site prior to the City issuing any grading permits on the subject property.

This condition is carried over to the Resolution and Development Agreement and must be met to ensure that septic drainfields are protected for each lot. It is the Applicant's responsibility to ensure that the drainfield locations identified in Phase II remain available and protected.

17. The Applicant shall obtain all necessary permits and approvals from any agency having jurisdiction over the project including, but not limited to, Washinton County and the Browns Creek Watershed District.

As previously noted the Applicant is scheduled for BCWD permit review on November 13, 2025. The BCWD permit approval must be submitted to the City Engineer. Washington County is requiring the installation of turn lanes on CSAH 12 as part of the access permit. The access permit and any other applicable approval must be submitted to the City Engineer. This condition is carried over to the Resolution and Development Agreement.

18. The Applicant, or assigns, shall be required to obtain all septic permits, based on the actual design of a principal structure prior to the City issuing a Building Permit.

This condition is carried over to the Development Agreement.

1 19. Final Plat shall be applied for within 12 months of preliminary plat approval.

2 *As noted, the Preliminary Plat was approved on June 4, 2024. The Final Plat was applied for*
3 *on September 25, 2024, so this condition is met.*

4
5 20. Review of the cul-de-sac lengths from the Fire Chief shall be obtained to ensure that there are
6 no issues regarding access to each of the created lots.

7 Staff has reached out to the Fire Chief and at this time has not received any response. A verbal
8 update, if available, will be presented at the Council meeting. Note that the Fire Chief has not
9 previously identified concern regarding cul-de-sac length provided an adequate terminus is
10 provided that allows for the trucks to safely turn around.

11
12 21. The Applicant shall pay all fees and delinquent escrow balances.

13 *This condition is carried over to the Resolution.*

14
15 Mr. Mark Guenther, Developer, advised the Council he has spoken with the Fire Department in terms
16 of the cul-de-sac. The Fire Department has indicated they have no issue with the cul-de-sac and that
17 information was provided to the City.

18
19 **Council Member Giefer moved to adopt Resolution No. 2024-19, as presented. Council Member**
20 **Cornett seconded the motion. Motion carried unanimously.**

21 **Consideration of Development Agreement, Elliots Crossing Phase I – City Planner Haskamp**
22 **reviewed the Development Agreement noting there are some blanks in terms of number that the**
23 **Developer should be obtaining in the next few days.**

24
25 **City Attorney, Nick Vivian (no action items)**

26 **NEW BUSINESS**

27 **Consideration of Public Safety Funding, Removal of ROW Trees, Woodchuck – Staff advised**
28 **the City received a bid to remove dead ash trees within the City ROW in the amount of \$18,000 and**
29 **identified the areas for removal.**

30 **Council Member Carr moved to approve Woodchuck bid for the dead ash trees in the City**
31 **ROW, as presented. Council Member Cornett seconded the motion. Motion carried with**
32 **Council Member Rog voting nay.**

33 **Consideration of Additional Brushing, Kline Bros. – Staff advised a quote was received from**
34 **Kline Bros. in the amount of \$25,000 for additional on roadways that have not received any brushing**
35 **to date.**

36 **Council Member Carr moved to approve the additional brushing bid, as presented. Council**
37 **Member Rog seconded the motion. Motion carried unanimously.**

38 **Set Canvass of Election Meeting – The Canvass of Election meeting was scheduled on Friday,**
39 **November 8, 10:00 a.m. at Town Hall. The meeting notice will be posted on the City website.**

40

1 **UNFINISHED BUSINESS**

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

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

4 City Council Reports/Future Agenda Items

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6 **COMMUNITY CALENDAR NOVEMBER 5 THROUGH NOVEMBER 30, 2024:**

7 **Mahtomedi Public Schools Board Meeting, Thursday, November 14th, Mahtomedi District**
8 **Education Center, 7:00 p.m.**

9 **Stillwater Public Schools Board Meeting, Thursday, November 14th, Stillwater City Hall, 7:00**
10 **p.m.**

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

12 **General Election, Tuesday, November 5, 2024, Woodbury Lutheran, 7:00 a.m. to 8:00 p.m.**

13 **Thanksgiving, November 28, 2024**

14

15 **ADJOURNMENT**

16 **Council Member Cornett moved to adjourn at 7:05 p.m. Council Member Giefer seconded the**
17 **motion. Motion carried unanimously.**

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20 These minutes were considered and approved at the regular Council Meeting December 3, 2024.

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Kim Points, Administrator/Clerk

Jeff Huber, Mayor

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