

**CITY OF GRANT
PLANNING COMMISSION MEETING**

Tuesday, July 18, 2017
6:30 p.m.
Town Hall

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: June 20, 2017
5. NEW BUSINESS
 - A. PUBLIC HEARING, Application for Text Amendment to allow Community Solar Gardens in A1 and A2 Zoning Districts
 - B. PUBLIC HEARING, Application for Conditional Use Permit for Horse Boarding Facility, 9711 Keswick Avenue North
6. OLD BUSINESS (None)
7. ADJOURN

PLANNING COMMISSION MEETING MINUTES

CITY OF GRANT

June 20, 2017

Present: John Rog, James Drost, Jerry Helander, Jeff Schafer, Jeff Geifer and Robert Tufty

Absent: None

Staff Present: City Planner, Jennifer Swanson; City Clerk, Kim Points

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

MOTION by Commissioner Schafer to approve the agenda as presented. Commissioner Tufty seconded the motion. MOTION carried unanimously.

4. APPROVAL OF MINUTES, April 18, 2017

MOTION by Commissioner Tufty to approve the April 18, 2017 Minutes, as presented. Commissioner Schafer seconded the motion. MOTION carried unanimously.

5. NEW BUSINESS

Introduction to Comprehensive Plan Updates – City Planner Swanson provided an update on the Comprehensive Plan updates required by the Metropolitan Council. The Comprehensive Plan is a long range plan for the City that creates a unified vision, goals and strategies for the City. The Planning Commission will be working through the process and there will be opportunities for public input. She noted a new component of this update is a water plan that must be included in the updated Comprehensive Plan.

PUBLIC HEARING, Application for Minor Subdivision, 9694 75th Street North – City Planner Swanson advised the Applicant and Owner, David Washburn (Applicant), is requesting permission to subdivide the property located at 9694 75th Street North into two (2) parcels. There is an existing homestead and several accessory buildings located on the existing property.

A duly noticed public hearing was noticed for June 20, 2017 at 7:00 PM, and notices sent to individual property owners located within ¼-mile (1,320 feet) of the proposed subdivision.

The following staff report is provided for your review and consideration of the subject application

Project Summary:

Owner & Owner:	David Washburn
PID:	2703021130001
Address:	9694 75 th Street North
Zoning & Land Use:	A-2
Request:	Minor Subdivision to create one ~29.99 Acre Lot, and one ~5.51 Acre Lot

The Applicant is proposing a Minor Subdivision (lot split) of the existing 35.5 Acre parcel into two (2) lots that could be developed with single-family residential uses in the future. No new structures are proposed as part of this application; however, the intent is to create two buildable residential lots. There is an existing homestead located on the subject property which would remain in its current configuration for now, but may be subject to redevelopment in the future. To demonstrate that both parcels are developable, the Applicant has submitted a wetland delineation for the property, septic/soil borings, and a Survey demonstrating the proposed configuration.

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

Secs. 32-246

In addition to the dimensional standards identified in Section 32-246 of the City's Zoning Ordinance, there are some additional design standards found in Section 30-107 Lot Requirements which are summarized below:

- "Side lot lines shall be substantially at right angles to straight street lines...unless topographic conditions necessitate a different arrangement."
- The north end of the proposed westerly property line jogs slightly. The Applicant has indicated that this jog is due to the location of the existing driveway on Parcel A that they would like to keep intact. It appears that there would be sufficient area to adjust this lot line to remove the jog and still avoid the existing drive.

Staff would recommend the Applicant consider adjusting this line to comply with the ordinance.

City Planner Swanson stated the subject property is located on CSAH 12, and therefore is subject to Washington County's review and comment. Staff received an email from Washington County staff who has reviewed the proposed subdivision. Washington County is requesting an additional 15-feet of right-of-way in the form of an easement be dedicated along the frontage of the subject property. Staff would recommend including this as a condition of approval, and request that the Survey be updated to reflect the additional right-of-way.

Additionally, as previously discussed, if and when development or redevelopment of the lots occurs proper permits for installation of wells, septic systems, or driveways will be subject to review and approval of the appropriate permitting authorities.

The following draft conditions are provided for your review and consideration:

1. The minor subdivision plan shall be updated to reflect the request of Washington County for an additional 15-feet of right-of-way easement along CSAH 12.
2. The minor subdivision plan shall be updated to adjust the westerly property line of Parcel B to remove the jog and create a straight property line.
3. All future structures and improvements, accessory and principal, must comply with the city's wetland buffer setback requirements.
4. All future structures and improvements will be subject to the applicable setback rules and regulations in effect at the time of application.
5. The Applicant shall provide a written statement and identify on a corresponding exhibit which buildings will be removed, and which buildings would be classified as a 'Shed' per the City's ordinance
6. The Applicant will submit a schedule and accessory building removal plan that will be reviewed and approved by city staff.
7. The Applicant shall submit a Letter of Credit, or other form acceptable to the City Attorney, to ensure the removal of the accessory buildings is completed and that Parcel B is brought into compliance with the city's ordinances.
8. Any redevelopment of Parcel B with a new, or substantially larger, principal structure may necessitate a new septic system and at such time a septic permit must be obtained from Washington County prior to the City issuing a building permit.
9. A septic permit must be acquired from Washington County prior to the city issuing a building permit for a principal structure on Parcel A.

10. If and when a new home is proposed on Parcel A the appropriate permits to install a well must be obtained prior to the city issuing a building permit.
11. Any new access to Parcel A or Parcel B shall be subject to review and approval of Washington County.

City Planner Swanson reviewed the density calculation for this parcel and advised there will be one density unit left.

MOTION by Commissioner Tufty to open the public hearing at 7:20 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

Ms. Jackie Thauwald, 9536 75th Street N, came forward and stated she is next door to the property and inquired where the future building sites are and stated if the jog in the plan has to be straightened out which property would that affect.

Mr. Wally Anderson, 8835 80th Street, came forward and inquired about the easement restriction per the County and asked if the lot split would be denied if the applicant does not provide the easement.

Ms. Theresa Urbanake, 11595 Grenelefe Avenue N, came forward and asked if the easement requirement is setting a precedent for other property owners on 75th Street.

City Planner Swanson referred to the plan pointing out the jog is on the applicant's lot between parcel A and B. It does not affect adjoining properties. She pointed out the proposed building site for the new parcel noting the existing structure is not being proposed to be changed. There is not a building plan at this point as the application is for the lot split.

Mr. David Washburn, Applicant, came forward and stated his intent is to sell the lot without a house. He advised he is agreeable to the conditions of approval drafted by the City Planner. He noted he can fix the jog in the lot line. One shed will remain and two will be removed.

City Planner Swanson referred to the required easement question and stated the County has review authority as it is a County road. The easement requirement has been changed to 75 feet so they are asking for an additional 15 feet of right of way. The City is agreeable to that and the County has to determine if there needs to be any compensation for the additional right of way. The City can subject the approval on working out that

issue with the County. The precedent for right of way has already been set. It is a requirement of the County and they have the jurisdiction as it is a County road. She referred to the jog in the plan advising the City ordinance does call for right angles to avoid confusing property lines. In this case the line jogs so the pond is not on both properties.

MOTION by Commissioner Tufty to close the public hearing at 7:39 p.m. Commissioner Schafer seconded the motion. MOTION carried unanimously.

MOTION by Commissioner Tufty to recommend approval of minor subdivision, 9695 75th Street North, as presented. Commissioner Helander seconded the motion. MOTION carried unanimously.

This item will appear on the June 29, 2017 City Council meeting agenda.

B. PUBLIC HEARING, Application for Variance from Road Setback for Garage Construction, 9051 Lansing Avenue North – City Planner Swanson advised the Applicants and Owners (“Applicants”), Jon and Michelle Weaver, have requested a variance from front yard setback to construct a new accessory structure (detached garage) on their property. The Applicants live on the property in the existing principal structure that contains an attached garage. There are extensive wetlands and sloping topography on the site which constrains the area available for construction of any new accessory structure(s).

The following staff report summarizes the requested variance, and existing conditions of the site.

Project Summary

Applicant & Owner: Jon & Michelle Weaver	Site Size: 9.86 Acres Location: 9051 Lansing Avenue North Existing Home: Constructed in 1991 Zoning & Land Use: A-2
Request: Variance from front yard setback to construct an accessory structure (detached garage) on the subject property. The location of the proposed detached garage is in front of the principal structure and would encroach approximately 41.2’ into the required front yard setback.	

As referenced above, the Applicants have requested the following variance:

- Structural Setback from front yard lot line on Lansing Avenue, which serves as the primary frontage and access to the existing principal structure.
- In addition to the requested variance, Staff has identified an additional potential setback encroachment associated with the proposed structure. The survey prepared by Cornerstone Land Surveying, Inc., dated May 8, 2017 identifies an approximate wetland boundary based on aerial data. As shown, the proposed location of the detached garage would encroach into the city's wetland buffer requirements and structural setbacks from a wetland buffer. This is further discussed in subsequent sections of this report.

The following summary of the requested variance and proposed project is as follows:

- The proposed Accessory Structure (detached garage) would be accessed from the existing driveway, and no new curb-cuts/drives are requested as part of this application.
- The proposed Accessory Structure (detached garage) is 24' x 24', or 576 square feet. The purpose of the Accessory Structure is for storage of personal property such as cars, garden equipment, etc., and is therefore defined as a "*detached residential accessory building*" per the City's ordinances.
- There are no other existing accessory buildings on site.
- The proposed Accessory Structure is located in front of the principal structure.

City Planner Swanson advised Section 32-60 establishes the criteria for granting and review of variance requests. In addition to a site plan and development plans, the variance application process requires the Applicants to prepare a statement of reasons why the request is made describing the hardship (or practical difficulty) where a hardship is defined in Section 32-59 as, "the proposed use of the property and associated structures in question cannot be established under the conditions allowed by this chapter or its amendments and no other reasonable alternate use exists; however, the plight of the landowner must be due to physical conditions unique to the land, structure or building involved and are not applicable to other lands, structures or buildings in the same zoning district....Economic considerations alone shall not constitute a hardship."

The applicant has provided a brief narrative describing the practical difficulty of their property to construct an accessory building/detached garage which is provided in application.

City Planner Swanson noted staff would agree with the Applicants that the site has natural and physical constraints which limit the buildable area onsite, particularly the wetland complex and significant slope/topographic changes on the site. As such staff

believes the variance is reasonable and constitutes practical difficulties which are not present on other similarly zoned and guided properties within the city.

The following draft findings related to the hardship (practical difficulty) are provided for your review and consideration:

- The buildable area on the subject property is constrained by natural features including a large wetland and significant sloping topography.
- There is a significant area of land, which would otherwise be buildable, in the designated right-of-way for both Lansing Avenue and Highway 96 which further constrains where any lot improvements could be located.
- The site constraints on site are not self-created, are the result of the natural landscape or are associated with a public improvement.

Draft Conditions:

- Must submit description of how the proposed Accessory Structure is consistent in character and color to the principal structure.
- A wetland edge determination should be made to establish the boundary of the wetland and determine the square footage affected by the encroachment.
- The wetland buffer area shall be averaged, and that portion which is impacted should be mitigated with additional protected buffer area on site. The additional buffer should be placed into an easement that should be identified on an updated Certificate of Survey, or on a separate exhibit, and then should be recorded with the property and the approved variance.
- A building permit should be obtained prior to any site work being completed.
- A grading permit should be obtained from the City Engineer, if applicable.
- The Applicant shall be responsible for obtaining any required permits from BCWD.

Staff is seeking a recommendation from the Planning Commission regarding the requested variance and the potential variance to wetland setback as identified in this staff report. Staff recommends approval of the variance, and if the Planning Commission agrees, requests the Planning Commission make a recommendation to the City Council to approve the variance from front yard setback and wetland setbacks with draft conditions and findings as presented by staff.

Commissioner Rog asked if there is the possibility of a smaller structure so there is no encroaching of the wetlands. City Planner Swanson advised she did look into shifting the structure but she doesn't believe there is any way to get the structure outside of the

setbacks. There may be the potential to shift the structure to get out of the buffer area. There is a condition and finding referring to the wetland edge and effort to get out of the buffer. The difference with encroaching in the buffer is that the same thing can be accomplished with buffer averaging. Staff is not recommending a wetland delineation and buffer averaging is a very common practice. Grading will not be in the wetland and must be at least 40 feet away. There is a 50 foot buffer around the wetland and the structure is 60 feet from the wetland so there is a 10-15 feet encroachment. This is the City's buffer standard. Buffer averaging really does not even really have to be done based on the topography of the property.

MOTION by Commissioner Schafer to open the public hearing at 8:08 p.m. Commissioner Tufty seconded the motion. MOTION carried unanimously.

Ms. Toni Meglitsch, 9150 Lansing, came forward and stated she has been here for forty years. The water table was much higher and there wasn't a house there. The septic and drain field was moved. She expressed concern about the stability of the ground.

MOTION by Commissioner Tufty to close the public hearing at 8:11 p.m. Commissioner Schafer seconded the motion. MOTION carried unanimously.

Mr. Jon Weaver, Applicant, came forward and stated he would prefer not making the garage smaller. The pond level has gone up and down over the years and the proposed structure does not come close to the wetland area. The proposed location is the only flat area for the structure and there is only one access to the property.

MOTION by Commissioner Giefer to recommend approval of variance request, 9051 Lansing Avenue North, as presented. Commissioner Tufty seconded the motion. MOTION carried unanimously.

PUBLIC HEARING, Application for Variance from Maximum Height of Fence, 6990 117th Street North – City Planner Haskamp advised the Applicant and Owner, Chuck Lucius (Applicant), is requesting a variance from the maximum fence height requirements to allow for the installation of an 8-foot fence on the subject property at 6990 117th Street North. Approximately 30-acres of the subject property is in the City of Grant, and approximately 10 acres of the subject property is located in the City of Dellwood. As stated within the Applicant's narrative (Attachment A: Applicant & Narrative) the Applicant recently obtained a Conditional Use Permit (CUP) from the City of Dellwood to install the proposed eight (8) foot tall fence along the property lines of the portion of their property located in the City of Dellwood. While the City of Dellwood processes fences in excess of 6-feet through a CUP process, the City of Grant does not permit fences above 6-feet located on a property line, and as a result the Applicant has requested a variance from this standard.

A duly noticed public hearing was published for June 20, 2017 at 7:00 PM, and individual property owners were notified within ¼-mile (1,320-feet) of the proposed project location.

The following staff report summarizes the requested variance, and existing conditions of the site:

Project Summary

Applicant & Owner: Chuck Lucius	Site Size: PID 0603021140001 – 39.99 Acres (Grant) PID 0503021230003 – 9.79 Acres (Dellwood)
Address: 6990 117 th Street North	Zoning & Land Use: A-1
Request: The applicant is requesting a variance from the maximum height of a fence along a property line to allow for the installation of an eight (8) foot fence along the northerly and westerly property lines of the subject property.	

The following summary of the requested variance and proposed project is as follows:

- The Applicant is proposing to construct and install an 8-foot tall agricultural style fence along the northerly (front lot line) and westerly property line (side lot line, generally) on the parcel located in the City of Grant (See Attachment A: Application & Narrative for Fence Detail). The proposed fence would be constructed on the property line, and there is no setback proposed based on the submitted drawing.
- Fences are permitted along front lot lines if less than 36” tall, but are not permitted within a public right-of-way. Therefore, a variance would be required to permit construction of any fence along the front lot line, based on the proposed location as identified on Attachment B.
- The portion of the fence considered to be on the side lot line is permitted to a maximum height of 6-feet. A variance from the 6-foot maximum would be required to permit the installation of an 8-foot fence in this location.

Section 32-60 establishes the criteria for granting and review of variance requests. In addition to a site plan and development plans, the variance application process requires the Applicants to prepare a statement of reasons why the request is made describing the hardship (or practical difficulty) where a hardship is described as, “the proposed use of the property and associated structures in question cannot be established under the conditions allowed by this chapter or its amendments and no other reasonable alternate use exists; however, the plight of the landowner must be due to physical conditions unique to the land, structure or building involved and are not applicable to other lands,

structures or buildings in the same zoning district....Economic considerations alone shall not constitute a hardship.”

The applicant has provided a brief narrative describing the practical difficulty of their property to construct an accessory building/detached garage which is provided in Attachment A: Application and Narrative.

City Planner Swanson advised Section 32-59 defines a hardship as the following: “Hardship means the proposed use of the property and associated structures in question cannot be established under the conditions allowed by this chapter or its amendments and no other reasonable alternate use exists; however, the plight of the landowner must be due to physical conditions unique to the land, structure or building involved and are not applicable to other lands, structures or buildings in the same zoning district; these unique conditions of the site cannot be caused or accepted by the landowner after the effective date of the ordinance from which this chapter is derived or its amendments. Economic considerations alone shall not constitute a hardship.” To evaluate this request, this definition must be considered during the analysis to determine if the proposed variance(s) meet the threshold as provided within the definition. The following summary analysis of the Applicant’s narrative (Attachment A) is provided for the review and consideration by the Planning Commission:

- *The property currently is a working farm, and the Applicant would like to fence the property with an Agricultural fence to secure the site, and ensure safety.*

There are many “working” farms, horse board operations and similar agricultural and livestock uses in the City of Grant. Since this type of use is permitted, or conditionally permitted, this cannot be considered a unique condition to the site which is a required consideration in granting a variance. The desire to maintain the safety of the site is important; however, the city’s ordinances would permit the installation of an 8-foot agricultural fence provided it was located outside of the yard setbacks, along the front and side lot lines (i.e. fence outside of front yard setback at least 150-feet from the centerline of CSAH 7, and fence setback at least 20-feet from westerly property line). Therefore, given that there are options available to permit a fence up to 8-feet tall, it cannot meet the standard as established that “no other reasonable alternate use exists.”

- *The Applicant would like to continue the existing fence type/style to make it cohesive with his fence on easterly property line.*

The Applicant indicates in their narrative that they recently received approval to construct the same 8-foot tall fence style on the portion of the property located in the City of Dellwood. While staff can appreciate the desire to install the same fence type,

it again fails to meet the City's definition which requires "these unique conditions of the site cannot be caused or accepted by the landowner" meaning that the issue cannot be self-created. In this case, the Applicant approached Dellwood first, and is now attempting to use that approval as a basis and justification for their variance application in Grant. Unfortunately, the recent approval in Dellwood cannot be reasonably used as justification in the City of Grant's analysis of a variance because it is the same property owner/Applicant who must understand the rules and ordinances of each City in which the proposed project is located.

- *The Applicant has stated that adjacent properties (specifically the property to the south, which would be the subject property's rear property line) have the same style fence and they are just proposing to install the same fence for consistency.*

Staff cannot verify whether a fence of similar type was installed, nor do we know the height of the subject fence on the adjacent parcel since it is not a part of this application. Additionally, since a survey for the adjacent property is not a part of this Application review, it is impossible to know the precise location of the fence on the adjacent property and whether or not it meets the setback requirements that may have permitted the installation of an 8-foot fence on that property. Further, this cannot be used as justification for a variance by the very definition of a hardship/practical difficulty provided above, since that would negate the 'unique' circumstances that must be present to approve a variance.

- *The Applicant provided no justification to permit the installation of the fence in the public right-of-way on 117th Street North.*

The Applicant's narrative did not address the desire to install the fence along the front property line which would be located within the right-of-way easement for 117th Street North.

Based on the justification provided in the Applicant's narrative, there does not seem to be a hardship that can be established that is unique to the subject property. Staff does not believe there is adequate defense to grant a variance from the fence height standards, or location, since the Applicant could simply move the fence outside of the required yard setbacks and still construct the desired fence to the desired 8-foot height after obtaining a certificate of compliance and a building permit. If the Applicant strongly desires to have the fence on the property line, then they could reduce the height of the fence to 6-feet and again would simply need a certificate of compliance and possibly a building permit. Based on these two available alternatives, staff would not recommend granting a variance from the maximum fence height or fence location requirements.

City Planner Swanson added that if the Planning Commission disagrees with staff and recommends a variance for height and location, then the Application materials should be submitted to Washington County for their review, comment and approval. The proposed location of the fence on the front lot line appears to be located within the CSAH 7 right-of-way, which is a County Road and therefore they would need to approve of the proposed location and fence height.

Commissioner Schafer noted the City has to follow the code as written and should follow the recommendation from staff.

MOTION by Commissioner Tufty to open the public hearing at 8:30 p.m. Commissioner Schafer seconded the motion. MOTION carried unanimously.

Mr. Charles Lucia, Applicant, came forward and explained he has fifty acres of farmland and not yard. The referred to the plan noting the green line already has an 8 foot fence. He is trying to match the fence that was already there. He did get approval from the City of Dellwood and would like to complete the fence and can't move it back to meet the setbacks. He wants to put the fence behind the tree line or they would have to all be cut down. There are people who use that right of way to throw trash and setting the fence back would give the neighbors his property. He would like to find the edge of the property and clean the area up. He noted he has planted pine trees inside the portion of the fence that has been completed and would do that all the way around to protect the crops inside. He respectfully requested approval to put the fence up outside the setback area.

Mr. Steve Urbane, 11595 Grenelefe, came forward and stated his property butts up to the applicant's property. He was interested in seeing what type of fence was being proposed. There are valuable oak trees that and he would hate to see them destroyed. If the fence does go up he would like to make sure it is done right and moving the fence back would protect the trees.

Mr. Lucia advised he does not want to knock down the trees either. If the fence line is inside the trees will not be damaged. He stated he is willing to do that but does not want the edge of his property to be a junk pile or give up that portion of his property. He would be happy moving the fence back and letting grass and bushes grow there. The first fence in that area is not perfectly aligned but is the property line. There is a second wire fence setback from property line that seems to accumulate the junk. He is not interested in having a debate about whose property it is if the fence is installed per the setbacks.

City Planner Swanson stated the City does not have difference fencing standards for different types of land use. If the setbacks are met the fence can be installed and would not require a variance. The space outside of that fence can be memorialized so it is clear that is part of Mr. Lucia's property.

Ms. Lori Ranke, 11495 Grenelefe, came forward and stated there is a 100-foot tree there and she does not want that damaged.

Mr. Curt Knifer, 11 Bay hill, came forward and stated his property borders the Dellwood property and there is already an eight foot fence there. It looks great and is well maintained.

MOTION by Commissioner Tufty to close the public hearing at 8:55 p.m. Commissioner Schafer seconded the motion. MOTION carried unanimously.

City Planner Swanson advised that based on discussions the neighboring property owners and applicant are going to have the recommendation would be to table this applications. If the neighbors do not come up with a solution the application can come back to the Planning Commission for a recommendation to the City Council.

MOTION by Commissioner Geifer to table application for variance, 6990 117th Street N, to the next regular Planning Commission meeting. Commissioner Tufty seconded the motion. MOTION carried unanimously.

6. OLD BUSINESS

There was no old business.

7. ADJOURNMENT

MOTION by Commissioner Tufty to adjourn the meeting at 9:05 p.m. Commissioner Schafer seconded the motion. Motion carried unanimously.

Respectfully submitted,

Kim Points
City Clerk



STAFF REPORT

TO: Planning Commission Members **Date:** July 10, 2017

CC: Kim Points, Administrator/Clerk **RE:** Proposed text amendment to Chapter
 Kevin Sandstrom, City Attorney 32 of the City of Grant Zoning
 Ordinance Section 32-1 Definitions
From: Jennifer Haskamp and 32-245 Table of Uses to permit
 Community Solar Gardens with a
 CUP in the A1 and A2 zoning
 districts

BACKGROUND

A few weeks ago the Applicant, United States Solar (“US Solar”), contacted city staff to inquire about ordinances that may regulate solar development in the city, and they were specifically interested in any regulations that addressed community solar gardens. After reviewing the city’s ordinances, staff informed the Applicant that there are no current ordinances and/or regulations related to solar development or community solar gardens (either residential or commercial) which consequently means that the use is not permitted per the zoning ordinance.

In addition to US Solar, the city has received other similar inquiries from solar providers/developers and staff thought it prudent to inform the City Council of the potential demand for such development projects in the community. After a short discussion with the City Council it was determined that the City should enact a moratorium on all solar developments, both residential and commercial, so that the City could appropriately study and create the appropriate ordinances and/or regulations to adequately address solar development in the community. The moratorium was adopted at the regular City Council meeting in June. The moratorium is specific to the *development of a solar project*; therefore, the Applicant is able to apply for a text amendment to the zoning ordinance despite the moratorium.

The following staff report considers the Applicant’s proposed text amendments and does not consider the moratorium, which will continue to be in effect throughout this review process. Ultimately, the moratorium may or may not be lifted at commencement of this process depending on the findings and results of this process.

PROJECT SUMMARY

Applicant: United States Solar (US Solar)	Request: Text amendment to Section 32-1 Definitions, and 32-245 Table of Uses to conditionally permit Community Solar Gardens in A1 and A2
Owner: Joyce Welander	Zoning/Guiding: A1
Owner Address: 10381 83 rd Street N <i>(proposed change would apply to all A1 and A2</i>	Site size: 58 Acres



zoned properties)

The Applicant, US Solar, in coordination with the Owner have requested the subject text amendment to permit Community Solar Gardens in the City’s A1 and A2 zoning districts with a Conditional Use Permit (CUP). The Zoning Ordinance does not address or define solar development of any kind, whether for residential or commercial purposes, and there are no similar uses on the City’s Table of Uses found in Section 32-245; therefore, the use would not be permitted under the currently adopted ordinances.

Given that the current zoning ordinance does not permit the development of Community Solar Gardens, the Applicant has proposed a change to the City’s ordinances that would allow for such development. The Applicant is proposing the following text amendments:

The Applicant proposes to add the following definition to the Zoning Ordinance **Section 32-1 Definitions**:

Community solar garden means a solar energy production facility that generates between 200 kWac and 1 MWac of electricity and that supplies multiple off-site community members or businesses under the provisions of Minnesota Statutes 216B.1641 or successor statute.

The Applicant further proposes to amend Section 32-245 Table of Uses of the Zoning Ordinance to add the following:

USE	ZONING DISTRICT				
	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business GB
<u>Community Solar Garden</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>

See Applicant’s narrative (Attachment A) for further explanation of the proposed additions and/or amendments proposed.

The purpose of this application is to consider a Text Amendment to the Zoning Ordinance and would apply to ALL land guided and zoned as A1 or A2. While this application is initiated because the Applicant would like to develop a community solar garden on the Owner’s property, this Application does NOT evaluate nor consider that specific project. If the text amendment, as proposed, is adopted then the Applicant and Owner would be required to make a separate application for the specific project and go through the necessary project review process.

ANALYSIS

Division 4, Section 32-116 of the City’s Zoning Ordinance allows for amendments to the Zoning Ordinance (chapter), if such request is initiated by the City Council, Planning Commission or by a resident’s petition. While the Applicant is not a landowner of the City, the Owner is a party to the Application and therefore has initiated the amendment for consideration in coordination with the Applicant. When considering the proposed text amendment, the Planning Commission should consider, at a minimum, the following:



1. Are the proposed changes consistent with the City’s adopted Comprehensive Plan?
2. Are the proposed changes compatible with existing regulations and standards within the affected/applicable zoning district?
3. Will the proposed changes have a negative impact on the health, safety and welfare of the community?
4. If the proposed changes are found to be consistent; are there additional considerations that should be addressed as part of the ordinance amendments that were not contemplated in the Application?

It is important to remember when reviewing the Applicant’s proposed language and amendment that the changes will affect ALL properties in the City that are zoned and guided similarly (i.e. all properties in the A1 and A2 zoning district). Therefore, it important to consider how the definition would be applied throughout both zoning districts and whether there are any anticipated issues if the definition, and addition to the Table of Uses, were applied to other similarly zoned properties when considering the proposed changes.

Comprehensive Plan (1)

The City’s Comprehensive Plan focuses on retaining the rural lifestyle and ensuring new uses are compatible with existing agricultural and rural residential uses. The Applicant’s narrative includes a section “Justification for the Amendments” in which it states that Community Solar Gardens would be consistent with the “rural character” because they are not very visible and that if allowed to develop, such community solar gardens will protect large tracts of land from further subdivision and development due to the long-term lease commitment of the land from the developer/user. This statement may be true under certain circumstances; however, the proposed text amendment did not include any recommended performance standards. For example, there was no mention in the proposed text amendment as to how a Community Solar Garden could/should be screened from adjacent land owners, or what the appropriate setbacks might be of such a development, or how large in terms of scale/land area of a parcel could be covered with a solar development. Given the lack of specificity, staff cannot make a conclusion as to whether such uses are consistent or inconsistent with the ‘rural character’ of the community, and thus the proposed use and text amendment may or may not be consistent with the goals as stated within the Comprehensive Plan. It is possible that Community Solar Gardens may be consistent with the Comprehensive Plan for the reasons identified within the Applicant’s narrative; however, the proposed text amendment is too broad and could result in development of Community Solar Gardens that did not support the rural character of the community and would therefore be inconsistent with the goals and objectives of the Comprehensive Plan.

Consistency with Zoning (2)

Section 32-243 defines the intent and purpose of the A1 and A2 zoning districts as,

- A-1 A-1 districts preserve land to be utilized for agricultural and commercial food production on lots smaller than those required in AP districts. A-1 districts provide areas of rural lot density housing with lots large enough for significant agricultural activity to occur.*
- A-2 The A-2 districts provide rural low density housing in agricultural districts on lands not capable of supporting long-term, permanent commercial food production. A-2 district lot sizes will provide for marginal agriculture and hobby farming.*



The proposed text amend would allow for Community Solar Gardens with a Conditional Use Permit (CUP) in the A1 and A2 districts. The intent and purpose of each zoning district is focused primarily on low-density rural residential land uses, and agricultural uses; however, as shown on the Table of Uses in Section 32-245 of the Zoning Ordinance there are variety of uses, accessory to the principal residential use, that are permitted with a CUP. Many of the conditionally permitted uses are required to also follow specific performance standards which are also contained within the City's Zoning Ordinance (e.g. Supper Clubs, Rural Event Facilities, Horse Boarding and Training, etc.)

The Applicant's proposed text amendment only suggests adding a definition for Community Solar Gardens to section 32-1 Definition, and then adding the use to the Table of Uses. No additional suggested regulations or performance standards were suggested as part of the application. As a result, it is difficult to conclude that a Community Solar Garden is consistent with the stated intent and purpose of the A-1 and A-2 zoning district.

Proposed Changes & Additional Considerations

The Applicant's proposed text amendment is a good baseline to begin the discussion about Community Solar Gardens, and the narrative provides some clarity on what an end user expects from both the land owner and the City to move a project forward. However, while the narrative is fairly descriptive about the benefits of a Community Solar Garden, the text amendment is too general and does not provide enough detail to determine whether such uses are consistent with the city's Comprehensive Plan or Zoning district regulations. If the Applicant is willing to provide some additional information for consideration it may assist in the discussion if they would like to pursue this text amendment further. Staff would request the following:

Clarification/Questions for the Applicant

- What is the typical/average land area developed with a Community Solar Garden? What is the minimum size? What is the maximum size?
- How are the solar panels constructed? What does a "garden" look like? How tall are the support structures? What is the maximum height of a structure and panel at any time?
- Do the panels move? How are they affixed? What about glare?
- What types of screening do you find acceptable? What is unacceptable? Are there setbacks?

Once the Applicant provides some additional information and clarification regarding the physical development of Community Solar Gardens, staff would suggest that the Planning Commission consider and discuss some of the following topics:

Discussion items for Planning Commission

- Does a Community Solar Garden seem consistent with the goals and vision of the community?
- Should Community Solar Gardens be permitted in the A-1 district? The A-2 district? Both? None?
- If yes, should the City develop performance standards to regulate the use beyond just the proposed definition? Or, do you believe the definition is adequate?
- Should there be a land area limitation? Based on what? Size of parcel? Impervious surface coverage? Other?



- If acceptable should it be screened? Screened from what?
Adjacent homes/properties, public right-of-way, other?
- Should there be a minimum parcel size on which a Community Solar Garden can be located?
- Any other comments?

PUBLIC HEARING

A duly noticed public hearing has been scheduled for July 18, 2017 at 6:30 PM to consider the proposed text amendment to the zoning ordinance.

RECOMMENDATIONS/REQUESTED ACTION

Staff is not seeking formal action from the Planning Commission, and instead is requesting discussion and feedback regarding the proposed text amendment. Staff suggests obtaining additional information and clarification from the Applicant in order to adequately consider the proposed amendments.

However, if no additional information is provided by the Applicant or if the Applicant is unwilling, Staff would recommend denial of the requested text amendment. If the Planning Commission recommends denial, the Planning Commission should provide findings and direct staff to prepare a resolution for consideration by the City Council.

Attachments:

Applicant's Submittal dated 06/13/2017



Application Date:	
Fee: \$100	Escrow: \$1000

COMPREHENSIVE PLAN OR ZONING AMENDMENT – (MAP OR TEXT)

It is the policy of the City of Grant that the enforcement, amendment, and administration of any components of the Zoning Ordinance be accomplished with due consideration of the recommendations contained in the City's Comprehensive Plan. Therefore, any Comprehensive Plan Amendment, or Zoning Amendment shall be considered for consistency among both documents.

LEGAL DESCRIPTION: The South 64 rods of the Northeast Quarter of Section 25, in Township 30 North, Range 21 West of the Fourth Meridian...	ZONING DISTRICT & COMP PLAN LAND USE: A-1 LOT SIZE: 58
OWNER: Name: Joyce Welander Address: 10381 83rd St N City, State: Stillwater, MN 55082 Phone: 651.303.0657 Email: N/A	APPLICANT (IF DIFFERENT THAN OWNER): United States Solar Corporation 100 N 6th St, Suite 218C Minneapolis, MN 55403 612.294.6978 david.watts@us-solar.com
REQUESTED ACTION: <input type="checkbox"/> Map Amendment <input checked="" type="checkbox"/> Text Amendment <input type="checkbox"/> Map & Text Amendment	
If, MAP AMENDMENT , REQUEST TO REGUIDE LAND USE AND/OR ZONING FROM: _____ TO: _____ <i>*Please note that you will need to amend both the zoning and land use if a map change is requested</i>	
APPLICABLE ZONING CODE SECTION(S): Please review the following documents to assist with your request. 1. Grant Minnesota City Code 2. City Comprehensive Plan	

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Current Text or Map in Comprehensive Plan and/or Zoning Ordinance.</u> The following must be included in your submittal: <ul style="list-style-type: none"> Chapter and Section Number Existing Text of the Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Proposed Text and/or Map Changes:</u> Submit your proposed changes to the text or Map, or both. Please make sure to consider how your changes affects different chapters in the plan or ordinance, and consider this when you submit your application. Make sure to address all areas that might be affected by your changes. (For example, a land use change might impact the traffic and transportation section, so make sure to address both chapters).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Written Narrative.</u> Your description should include how you intend to use and/or benefit by the Comprehensive Plan of Zoning Ordinance Amendment and should include the following: <ul style="list-style-type: none"> Address how the proposed CPA or Zoning Amendment will affect adjacent properties. Does your proposed language affect any other section the Comp Plan or Zoning Ordinance? Does your proposed language affect density? Increase or decrease?

Application for: **COMPREHENSIVE PLAN OR ZONING AMENDMENT**
City of Grant

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any <i>graphic representations</i> of how the amendment(s) will benefit your property (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and addresses of property owners within 1,250 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$100
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Escrow: \$1000

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

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

***Please note that if your request is granted, it does not represent any specific project approvals related to your property. Additional applications and processes may be required to obtain your approvals if your amendment is approved.*

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.



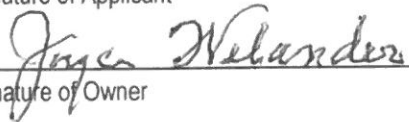
Signature of Applicant

5/19/2017

Date

Signature of Applicant

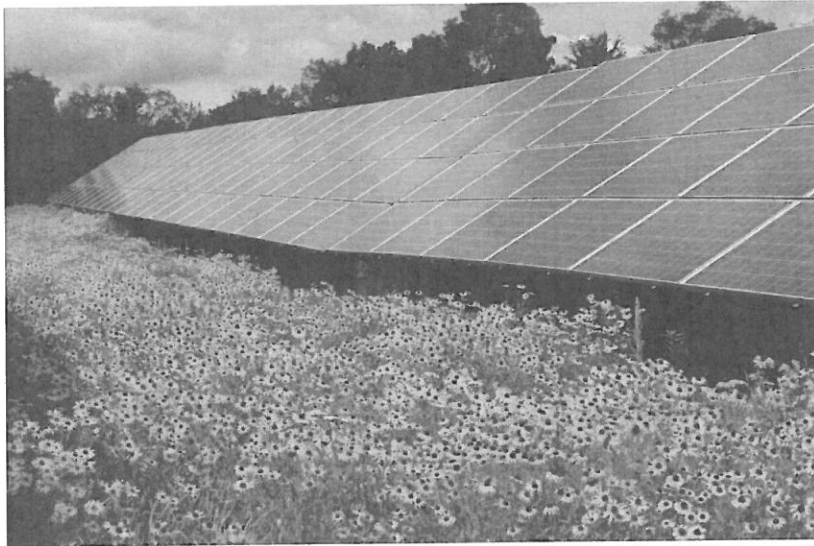
Date


Signature of Owner

6-8-17

Date

US/SOLAR



APPLICATION TO AMEND THE CITY OF GRANT
ZONING ORDINANCE

JUNE 13, 2017



City of Grant Minnesota

COMMUNITY SOLAR GARDENS IN AGRICULTURE ZONING

June 13, 2017

Kim Points, Administrator/Clerk
City of Grant
P.O. Box 577
Willernie, MN 55090

Dear Kim,

United States Solar Corporation ("US Solar") requests that the City amend its zoning ordinance to allow "community solar gardens" as a Conditional use in the Agriculture zoning district. By requiring unique conditions for community solar gardens on Agricultural zoned parcels, Grant could allow one or more visually-screened community solar gardens to be seamlessly integrated into the City without adversely affecting the rural character. We understand that the City values the rural character of Grant and believe community solar gardens with sensible conditions do not compromise that.

Through community solar gardens, the landowner will increase their income through transitioning 10 acres or less from agricultural production to a pollinator-friendly habitat and sustainable solar energy production. Much like a conservation easement, a community solar garden ensures that the land under and around the array will be undeveloped and well-preserved for future agricultural use. Permitting a community solar garden provides the City with more tax revenue without harming the rural character.

As the developer, owner, and operator of its community solar gardens, US Solar has worked with several jurisdictions, including the cities of Corcoran, Sartell, and Winsted, to develop effective ordinances that align with the cities' objectives. Headquartered in Minneapolis, we coordinate all project details—development, permits, finance, construction, management, insurance, maintenance, and monitoring. This application also contains an introduction to our company, including our qualifications, experience in Minnesota and beyond, and our leadership team.

Sincerely,



Reed Richerson - COO
United States Solar Corporation

100 N 6th St., Suite 222C
Minneapolis, MN 55403
W: (612) 260-2230 C: (916) 704.2720
E: reed.richerson@us-solar.com

PROPOSED TEXT AMENDMENTS

US Solar requests a text amendment to relevant sections of the Zoning Code to mark “community solar gardens” as a Conditional use in the Agricultural District. Currently, there is nothing in the City Ordinance pertaining to community solar gardens.

To establish this Conditional use, the City would need to add a row for community solar gardens in Sec. 32-245 Table of Uses, which is the screenshot shown below. Community solar gardens should be marked as “C” (Conditional Use Permit and public hearing) in zoning districts A1 and A2 and “N” (not permitted) in all other zoning districts. US Solar has portrayed the addition to the table as Figure 1 below.

USE	ZONING DISTRICT				
	Conservancy	Agricultural A1	Agricultural A2	Residential R1	General Business (GB)
<i>(KEY)</i> <i>P = Permitted</i> <i>C = Conditional use permit and public hearing</i> <i>CC = Certificate of compliance</i> <i>A = Permitted accessory use</i> <i>N = Not permitted</i>					
Agriculture. (See section 32-345.)	C	P	P	P	N
Agricultural business, seasonal.	N	C	C	N	N
Airports, airstrip, heliports. (See section 32-279.)	N	C	C	N	N
Animals, commercial training.	N	C	N	N	N
Animals, domestic farm (See section 32-337.)	N	P	P	P	N
Antennas or towers over 35 feet in height (as permitted by section 32-249.)	N	C	C	C	C
Archery range, commercial outdoors.	C	C	C	N	N
Armories, convention halls and similar uses.	N	N	N	N	N
Apartment buildings.	N	N	N	N	N
Auto/car wash.	N	N	N	N	C
Auto reduction yard; junk yard.	N	N	N	N	N
Automobile repair.	N	N	N	N	C
Automobile service station. (See section 32-340.)	N	N	N	N	C
Bars and taverns.	N	N	N	N	C
Bed and breakfast. (See section 32-327.)	N	C	C	C	N
Blacktop or crushing equipment for highways.	N	C	N	N	N
Boarders.	N	N	N	N	N
Boat dock, noncommercial. (See county chapters 2 and 7.)	A	A	A	A	N
Boat, trailer, marine sales--enclosed.	N	N	N	N	C
Broadcasting studio.	N	N	N	N	C

CD32:40

Community Solar Garden	N	C	C	N	N
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Figure 1

Additionally, the City will need a definition of community solar garden. US Solar proposes the following definition for a community solar garden:

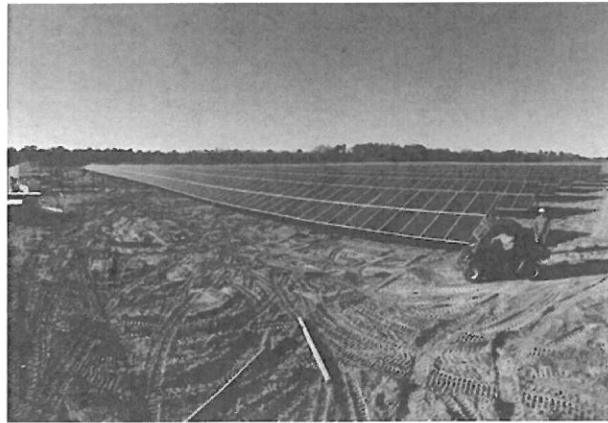
“A community solar garden is solar energy production facility that generates between 200 kWac and 1 MWac of electricity and that supplies multiple off-site community members or businesses under the provisions of Minnesota statutes 216B.1641 or successor statute.”

JUSTIFICATION FOR THE AMENDMENTS

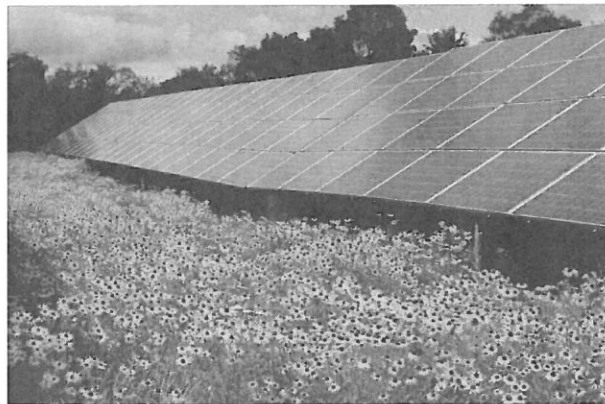
- 1. Community solar gardens maintain the rural character.**
 - a. Under the proposed amendments to the ordinance, community solar gardens would be small and not very visible, minimizing any impact to the rural character of Grant.
 - b. The landowners leasing land to community solar garden developers will be less inclined to rezone, subdivide, and sell land for residential or other development.
 - c. Much like a conservation easement, community solar gardens thwart industrial, commercial, or residential development. In 30 years, when the solar equipment is removed, the agricultural land remains at least as viable for agricultural production.
- 2. Community solar gardens will be few and far between.**
 - a. There may be few potential project locations that meet all requirements of a permissible and viable solar site.
 - b. The limiting factors to a suitable site for solar include:
 - i. Existing 3-phase distribution lines adjacent to project
 - ii. Xcel Energy service area
 - iii. Proximity to substation
 - iv. Substation capacity
 - v. Proximity to other community solar gardens
 - vi. Existence of wetlands or shoreland overlays near project
 - vii. Existence of uneven topography
 - viii. Existing vegetation on property
 - ix. Parcel size
 - x. Zoning districts
- 3. Community solar gardens do not require public services.**
 - a. Community solar gardens do not require any public works like police or fire. There is very little traffic to and from a community solar garden after construction. Xcel Energy requires all community solar gardens to install and maintain a security fence.
- 4. Community solar gardens do not harm adjacent property values.**
 - a. The most comprehensive study on property values adjacent to community solar gardens across 9 states was conducted by Kirkland Appraisals, LLC. "Through the application of multiple matched pair analysis of homes and agricultural land adjoining existing community solar gardens, I have discovered no indication of any impact on property values due to adjacency to a community solar garden." US Solar can provide the complete study if requested.
- 5. Community solar gardens are not a permanent land use.**
 - a. When community solar gardens reach the end of their operational life, 30 years after connection to the grid, the simple process of decommissioning of the project occurs. After 30 years without pesticides or churning up row crops, the land is returned to its original state, with very little disturbance to soil.
- 6. Community solar gardens benefit the environment.**
 - a. The land under and around solar arrays will be planted with native, pollinator-friendly plants. A recent study has shown that these native plants reduce stormwater runoff by 23% for the 2-year storm (2.9 inches of rain) and 8% for the 100-year storm (7.8 inches of rain). In addition, pollinator-friendly plants can improve nearby agricultural production.

- b. Consistent with Grant's environmental values, community solar gardens use an inexhaustible resource, the sun, instead of nonrenewable energy sources. This combats climate change, without any hazardous materials, noise, glare, or other adverse effects to the environment.

This proposed amendment relates to community solar gardens, meaning that eligible Xcel Energy customers in and around Washington County will be able to subscribe to a portion of the electricity generated and receive bill credits on their Xcel Energy bills. In this way, local residents, communities, and businesses benefit directly from the array and its renewable energy.



Example of a solar project in construction



Example of a solar project in operation

CONCLUSION

The proposed amendments to the City of Grant's zoning ordinance allow the City to maintain the rural character, while benefitting the environment and local communities, businesses, schools, and cities. We respectfully request that the City of Grant approve our proposed amendments to the ordinance, clearing the path for seamlessly integrating one or more community solar gardens into the area, while limiting a flood of community solar garden applications in the City of Grant.



STAFF REPORT

To: Planning Commission Members
Kim Points, City Clerk

Date: July 7, 2017

CC: Kevin Sandstrom, City Attorney

RE: Application for a Conditional Use Permit (CUP) to operate a Horse Boarding and Training Facility for up to 65 Horses

From: Jennifer Haskamp
Consulting City Planner

Summary of Request & Background

The Applicants Lawrence and Maureen Lanoux, along with their daughters Julie Brady and Jamie Moeller are requesting a Conditional Use Permit (CUP) for a horse boarding and training facility on their property located at 9711 Keswick Avenue North. The Applicants are proposing to continue use of the existing accessory buildings including a large main barn, smaller accessory building and outdoor riding arena for operations that would allow up to 65 equines on the property. The Applicants submitted their application in July of 2016, at which time staff determined the application was Incomplete for review and staff identified the information that was needed to process the application. Since the initial application, the Applicants have been working to submit the additional and incomplete information as requested by staff so that the application could be presented to the Planning Commission for review and consideration. In June of 2017 staff finally received a scalable site plan, prepared by a licensed surveyor which subsequently allows for processing the requested application as complete per Minnesota Statute 15.99.

Public Hearing & Notice

A duly noticed public hearing was published for July 18, 2017, and letters were mailed to individual property owners within ¼-mile of the subject project informing them of the application request and public hearing.

Project Summary

Applicants & Owners: Lawrence and Maureen Lanoux, Julie Brady, Jamie Moeller	Site Size: 29.64 Acres (Total)
Zoning & Land Use: A-2	Request: Conditional Use Permit (CUP)
Address: 9711 Keswick Avenue N.	PIDs: 1403021240001 (9.88 Ac. – Parcel 3) 1403021210003 (9.88 Ac. – Parcel 2) 1403021210004 (9.88 Ac. – Parcel 1)

The Property Owners and Applicants (hereafter referred to as “Applicants”) are proposing to operate a horse boarding, training and breeding facility from the subject property. The properties associated with the subject CUP include three separate PIDs and comprise approximately 29.64 acres as denoted on the submitted site



plan (see Attachment B). The following summary of the existing site improvements as well as business operations as described within the Applicant's narrative (Attachment A) are provided:

Existing Homestead: There is an existing homestead located on the property which is the residence of Mr. Lawrence and Maureen Lanoux. The existing home is located in front of what appears to be an outdoor riding arena (area shown aerial), Main Barn, and Small AG Building as described by the Applicants.

Main Barn: There is an existing large barn approximately 84' x 161.9' for a total of 13,593 Square Feet located to the northeast of the principal structure. The Main Barn includes storage areas, grooming areas, an arena, and shop area as shown on the submitted floor plan. There are also 10 small individual areas that are assumed to be horse stalls, but are not identified/labeled on the floor plan. Additionally, the narrative describes that there is a lounge, gathering area and groomsmen's quarters/live-in efficiency apartment in the Main Barn; however, these areas are not identified on the submitted floor plan so it is unclear where and how large these uses are within the structure.

Small AG Building: There is a small agricultural building located directly east of the principal structure and behind the outdoor riding arena. As identified on the floor plan, there are two loafing areas, a tack/storage area and what appears to be three (3) addition horse stalls (not labeled, only numbered, see Attachment C).

Outdoor Riding Arena/Areas: There appear to be two (2) outdoor riding areas that are fenced in per the submitted site plan, though these areas are not labeled. The larger riding arena area is approximately 17,000 square feet, and is located to the east of the principal structure and in front of (west) of the Small AG Building. There also appears to be a small riding area located just north east of the Main Barn and is approximately 2,000 square feet.

Main Access and Parking: There is one gravel driveway which provides access to the principal structure, and the accessory uses from Keswick Avenue North. The gravel driveway splits approximately 230-feet from the right-of-way to provide separate accesses to the homestead and the Horse Boarding and Training operations. There is an expanded gravel area to the west of the Main Barn and then a large gravel area between the Main Barn and the Small AG Building. This area, as stated within the Applicant's narrative, provides parking for the Horse Boarding and Training operations, and can accommodate up to 15 customer vehicles.

Utilities: The existing homestead is currently served by a private well and individual septic system. It is unclear if the existing well is used for the current Horse Boarding and Training operations.

Operations: The Applicants' narrative with an updated date of June 9, 2017 describes the operations of the Horse Boarding and Training facility. The following summary of the materials is provided:

- Business Operation: The Applicants describe the operations as a "family horse farm, operating a horse boarding, training and breeding business." They currently have 60 equines on the property, and would like to allow for keeping up to 65 equines. According to the Applicants the number of equines can fluctuate depending on boarders' showing and competition activities, breeding and sales. Approximately 26 acres of the subject property is fenced and used as seasonal pasture for grazing or containing horses. There are two accessory buildings that are used to support the horse boarding and training business activities including a Main Barn and a Small AG Buildings (as identified on the submitted floor plans found in Attachment C).



- Number of Employees: As stated within the narrative there are no current employees of the operation, and the business is currently run by the Applicants. However, the Applicants would like the CUP to reflect the potential for employees/barn staff in the future. The number of employees could include up to five (5) barn staff, and they would also like the potential for the groomsmen quarters to be occupied; however, it is unclear if an occupant would be included/reflected within the 5 employees.
- Hours of Operations (Horse Boarding/Training/Breeding): The Applicants propose the barn to be open generally from 6:00 a.m. to 10:00 p.m. However, depending on equine needs, there are times when the operations are 24-hours.
- Events: No events onsite are proposed as part of the operations.
- Traffic/Parking: It is unclear from the materials submitted the frequency of visitors or customers to the site, and the number of visitors that may be present at any time. The narrative states that up to 15 customer vehicles can be accommodated onsite, and it is not clear as to whether this number reflects anticipated traffic flows. Also, it is assumed that there would be large trailers and other large vehicles accessing the site to move the equines for competitions, etc. These activities were not described in the narrative.

Review Criteria

According to the City Code, Conditional Use Permits are subject to the process and review criteria stated in City Code Section 32-152. The City Code further states the following for consideration when reviewing a Conditional Use Permit (32-141):

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

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

Further Section 32-146 lays out nine specific standards to consider when reviewing a request for a conditional use permit.

Additionally, Sections 32-328 Horse Boarding and Training; and 32-337 Livestock provide additional criteria when considering CUPs for the proposed use.

Existing Site Conditions

The Applicant owns three separate parcels (PIDs 1403021240001, 1403021210003, and 1403021210004) totaling approximately 30 Acres. The existing structures (principal and accessory) are generally located on PID 1403021240001 or Parcel 3 as identified on the attached Site Plan (Attachment B). The pasture area is generally located on Parcels 1 and 2 as shown on the site plan. The existing home and the accessory buildings are accessed from a single driveway which connects to Keswick Avenue North which forms the westerly



boundary of the site. There is a Main Barn (per floor plan description) located to the northeast of the principal structure and is approximately 13,593 Square Feet; and a Small AG Building (per floor plan description) located directly east of the principal structure and large outdoor riding arena, which is approximately 1,252 Square Feet.

There appears to be two outdoor riding arena areas; 1) the larger riding area located between the principal structure and the Main Barn which is approximately 17,000 square feet; and 2) a smaller area to the northeast of the Main Barn which is approximately 2,000 square feet. Per the Site Plan (Attachment B) approximately 26 acres of the site is fenced seasonal pasture. The fence generally runs along the westerly property right-of-way, the northerly property line, and easterly property lines and encloses the property east-west near the structures and along the gravel drives. Per the aerial, and Site Plan, there are two manure piles located to the east of the Main Barn and Small AG Building.

A wetland delineation was not submitted as part of this application, however, based upon the National Wetland Inventory (NWI) and GIS information there is one identified wetland located on Parcel 1. The site is generally in pasture land with some trees located along the perimeter of the site delineating the lot boundaries, with some larger stands of trees on the far northeastern and northwestern corners of the site.

Comprehensive Plan Review

The site is guided A-2 Small Scale Agricultural which promotes rural residential and agricultural uses. The principal use of the property for a single-family rural residential homesite with an accessory horse boarding and training facility is generally consistent with the goals for the A-2 land use designation as stated within the Comprehensive Plan.

Zoning/Site Review

The City of Grant zoning ordinance permits “Horse Boarding and Training Facilities” for operations that exceed 1 horse per 2 grazable acres with a Conditional Use Permit. The following review is provided with respect to how the proposed project conforms, is consistent, or inconsistent with the zoning and site regulations.

Dimensional Standards

The following site and zoning requirements in the A-1 district regulate the site and proposed project:

Dimension	Standard
Lot Size	5 acres
Frontage – public road	300'
Front Yard Setback	65'
Side Yard Setback	20'
Rear Yard Setback	50'
Height of Structure	35'



Fence	May be on property line, but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')

Lot Size/Area: Section 32-337(f) of the ordinance requires a minimum of 5-acres for the keeping of domestic farm animals (horses), and requires a minimum of 2-acres of grazable land. The subject parcels, if considered collectively, are approximately 30-acres and meet the minimum lot size and grazable area requirements for the keeping of horses.

With respect to accessory structures, which details will be discussed in subsequent sections of this report, on parcels greater than 20-acres there is no limit to the number or square footage of accessory buildings permitted. ***However, since there are three separate PIDs associated with the subject application, staff would recommend including a condition that the CUP must be recorded against all three PIDs, and that no individual PID can be considered independently without amendment of the CUP.***

Setbacks & Frontage: The subject property has primary frontage on Keswick Avenue North, and contains approximately 978-feet of frontage. The current property configuration meets the City's standards for frontage.

The Main Barn is located to the northeast of the principal structure and is setback approximately 489-feet from Keswick Avenue (front), 256-feet from the southerly property line (side), 625-feet from the easterly property line (rear) and 635-feet from the northerly property line. The Small AG Building is located directly east and behind the principal structure and is approximately 730-feet from Keswick Avenue (front), 104-feet from the southerly property line (side); 850-feet from the northerly property line (side) and 485-feet from the easterly property line (rear). ***All yard setbacks of both the Main Building and the Small AG Building meet or exceed the City's ordinance setback requirements.***

Parking Area (Location & Spaces): The Applicants' narrative states that there is area for approximately 15-vehicles near the easterly entrance of the Main Barn, along the driveways and on the gravel area west of the Main Barn. The drive between the easterly and westerly entrance of the Main Barn is not delineated on the Site Plan, however, staff estimates that the width of this driveway is approximately 15-feet per GIS records. Since the gravel areas are not specifically labeled nor identified on the site plan, Staff estimated the gravel 'parking' area based on GIS records and the aerial; which identifies approximately 3,300 SF of parking area at the easterly entrance of the Main Barn and approximately 5,000 SF of parking area at the westerly entrance. Section 32-374 generally specifies that 1 space is approximately 300 SF for purposes of area calculation. In this case, there is approximately 8,300 SF of area available which would result in space for approximately 27 parking stalls. The Applicants' have stated that there are no public events or shows at the facility. Given the described operations, the current parking area and driveway



configuration appears adequate to support the proposed operations. *Staff would recommend including a condition of approval that if the subject business changes, and public events or shows are planned, that an amendment to this permit may be necessary to ensure adequate parking and access into the facility is provided.*

Driveway/Circulation: The principal structure and accessory buildings are accessed from a single gravel driveway which connects to Keswick Avenue North. The site plan shows the access drive is approximately 15-feet wide until the split occurs which then provides individual access to the homesite and separate access to the horse boarding facilities. The driveway that extends past the Main Barn running east-west is assumed to also be approximately 15-feet wide based upon the aerials. The Applicants' narrative states that there are no public events or shows occurring on site; therefore, it is anticipated that the Applicants have the ability to control traffic and timing of large vehicles and/or trailers entering and exiting the site. Based on the proposed operations, and the existing site layout the driveways and circulation appear adequate to allow for safe ingress and egress into the operations. *Staff would recommend including a condition that any future expansion or intensification of the use, such as public events or shows would require an amendment to this permit so that the traffic and circulation plan could be adequately reviewed and considered.*

Architecture, Building Height, Accessory Structure Floor Plans: The Applicants submitted a floor plan for the Main Barn and the Small AG Building on site that are proposed to be used as part of the operations. The height of the structures is not known; however, the buildings are existing at the date of this permit application.

Main Barn:

The floor plan submitted for the Main Barn shows area dedicated for an indoor riding arena, storage areas, work shop, grooming areas and what are assumed to be 10-horse stalls (each stall approximately 12' x 12'). The Applicant has also stated that there is an Apartment and lounge area in the Main Barn, but these areas were not identified on a floor plan, so it is assumed that these areas may be located on a second floor of the structure. Staff would request some discussion by the Planning Commission as to whether the additional detail regarding the floor plan of the 'living' areas is necessary to adequately review the Application. Further, some discussion should be had with respect to the 'living' quarters and appropriate conditions related to this use (i.e. rental, duration, etc).

Small AG Building:

The floor plan for the Small AG Building depicts loafing areas, what are assumed to be three additional horse stalls, and storage.

Horse Stalls – Total 13:

There is an assumed total of 13 horse stalls between the Main Barn and the Small AG Building, plus some loafing area. The Applicants are requesting permission



to have up to 65 equines on the property; however, have stated that this number fluctuates depending on barding, breeding, etc., and have stated that the fenced pasture area is used to contain the horses. Staff's conducted some research to understand what facilities are necessary, particularly in winter and summer, for horses through the University of Minnesota extension services. Based on that research, it seems that the only necessary 'improvements' are to make sure that there is a shelter/wind break area available for all horses during winter months. ***This was not expressly discussed within the narrative, and while it appears that the operations and facilities are adequate, staff would request the Applicants provide additional detail regarding the boarding particularly during inclement months.***

Staff would request discussion from the Planning Commission regarding the apartment use in the Main Barn, and determine whether additional information is necessary regarding this use.

Utilities (well and septic):

The existing home is served by a well and individual septic system, which are both located on the Site Plan (Attachment B). While no specifically stated, staff assumes that the existing well is also used to service the facilities in the Main Barn. ***If that assumption is correct, the current location of the well and individual septic system are adequately setback from the Horse Boarding and Training facilities and meet setbacks from the manure piles.***

Manure Management Plan/MPCA

The Applicants have registered the operations as a feedlot through the MPCA, and a feedlot number has been obtained (Attachment D).

The Applicants submitted a Manure Management Plan as part of this application which states that the manure generated onsite is composted and is either spread as fertilizer on the applicants' pasture or is periodically hauled away by other farmers interested in fertilizer. Staff researched these practices through the University of Minnesota extension services and found this methodology to be recommended, provided proper composting practice is followed. Details regarding location of composting, whether any structures are used or how frequently the compost is moved was not provided in the submitted Manure Management Plan (Attachment C). Also, it is unclear as to the relationship between the Manure Piles identified on the Site Plan and the statement in the narrative that, "Manure is composted in the northeast corner of the subject property..." ***Staff would recommend that the Applicants provide clarification regarding the composting activities and locations on the site so that this permit accurately reflects the activities occurring on site.*** Additionally, it is unclear whether the Manure Management Plan as described in the Applicants' materials is the same as what was provided to the MPCA. Staff has contacted the MPCA for clarification on their standards and will provide any verbal or written update, if received, with the planning commission at the meeting. ***Staff would recommend the Applicants clarify what information was required for submittal to the MPCA as part of the feedlot registration process. Staff would further recommend including a condition that if a***



Manure Management Plan was required with the MPCA, or if required as part of maintaining the feedlot registration in the future, that a copy of the same Manure Management Plan be provided to the city and included as a condition of approval.

MPCA provided a copy of the feedlot permit the Washington County Soil and Water Conservation District, and staff has followed up with them for any comment regarding this permit request. If any comments are received staff will update the Planning Commission at the meeting.

Staff would recommend including a condition that the feedlot registration with the MPCA must be maintained and kept current according to the MPCAs rules and regulations, and that any required Manure Management Plan be provide to the City for record keeping.

Lighting

The Applicants have stated that there is some decorative lighting on the property including around the driveway to the barn and pasture areas, and utilizes “one dusk to dawn exterior light deflecting light toward the barn in compliance with Grant Code Section 32-321”. The Applicant did not provide a lighting plan indicating where the light fixtures are located and no detail was provided regarding the decorative lighting. Since this information is not known, it is difficult to determine whether the lighting does or does not comply with the City’s ordinance standards. Section 32-328 subsection (b) Criteria for conditional use permit specifically requests a “Lighting Plan”. *Staff would recommend including a condition that further detail regarding the light fixture specifications and location of light fixtures be identified on the site plan.*

Signage

There is currently no signage located on the property, and none is proposed as part of this application. *Staff would recommend including a condition that if signage is desired in the future that such signage shall be regulated by current ordinance standards at time of application.*

Employees and Hours of Operation

As indicated in the Applicants’ narrative, there are currently no paid employees affiliated with the proposed business operations. However, it is indicated that there may be times throughout the year that employees may be used to assist with operations. As indicated in the previous sections of this staff report, there is adequate parking on site to accommodate the employees and potential customers. The narrative also states that the business operations generally occur between 6:00 a.m. and 10:00 p.m., but may occur 24 hours a day depending on the needs of the equine. This seems reasonable particularly for the operators of the facility. *However, staff would recommend that the planning commission consider/discuss whether it would be reasonable to limit customer activity to the business hours (6:00 a.m. and 10:00 p.m.), but allow for the operators/Applicants’ access to the equines 24 hours.*

Engineering Standards



There are no site improvements proposed or considered as part of this application. The existing facilities, access driveway and gravel areas are proposed to be used for the operation. Since no site improvements to the site, the City Engineer does not have any additional comments.

Other Agency Review

The Applicants have registered the feedlot for the Horse Boarding and Training operations from the MPCA which attached to this staff report. The feedlot registration also provided a copy to the Washington County Soil and Water Conservation District, which in some cases also have review authority. The property is located within the Brown's Creek Watershed District (BCWD), and the Applicants have stated that they have contacted the BCWD and no permits are required to continue operations at the facility. ***Staff would recommend including a condition that all permits from other agencies having regulatory authority over the operations are the responsibility of the Applicant to obtain and maintain, as applicable.***

Additional Information

As stated in previous sections of this staff report there are some areas of clarification sought to understand the operations. The additional information is as stated below:

- Location of 'groomsmen' quarters, size and anticipated duration. Clarification regarding whether the Applicants intend to 'rent' this space out or how it would be managed should be addressed.
- Clarification regarding boarding logistics should be provided, particularly as it relates to boarding during months with inclement weather.
- The Manure Management Plan should be clarified and locations of the activity confirmed to ensure the composting activity is conducted to reduce the potential for odor, flies, etc.

Draft Conditions

The following draft recommendations and findings are provided for your consideration and discussion. The following can be modified, deleted, added to, etc., depending on the public testimony and discretion of the planning commission.

1. The conditional use permit shall be recorded against all three PIDs identified on the Application, and no PID may not be sold separately without an amendment to this permit.
2. The Horse Boarding and Training Facility may be allowed to keep a maximum of 65 horses on the property.
3. The public/customer hours of operation shall be limited to 6:00 AM to 10:00 PM daily. The Applicants/Owners may access the operations after business hours to tend to the equine needs.
4. The groomsmen quarters may only be used for support of the horse boarding and training operations, and shall not be permitted as a separate 'rental' unit on the property.



5. The site plan shall be updated to identify the location of the exterior light fixtures, and specifications of the lights provided to verify compliance with the City's ordinance.
6. The Applicants shall be required to maintain the feedlot registration with the MPCA, and shall provide a copy of the registration at any required renewal periods.
7. If a Manure Management Plan is submitted to the MPCA, a copy of such plan shall also be provided to the City.
8. All operations on site shall meet the MPCA's noise standards and regulations.
9. It shall be the responsibility of the Applicants to obtain all necessary permits from Washington County, MPCA, Browns Creek Watershed District, Washington County Soil and Water Conservation District, or any other agency having jurisdiction over the subject use.
10. Any future expansion or intensification of the Horse Boarding and Training Facility shall require an amendment to the Permit.
11. No signage is approve as part of this permit. Any future signage shall be subject to the sign ordinance in place at time of application and may require an amendment to the CUP.
12. No public events or shows are approved as part of this permit; if any public events or shows are desired an amendment to this permit may be required.

Action requested:

Staff is requesting a recommendation from the Planning Commission reflecting one of the following options:

- Recommendation to the City Council of Approval with Draft Conditions and Findings
- Recommendation to the City Council of Denial with Findings

If the Planning Commission recommends Approval, the following draft Findings are provided for your consideration:

- The Horse Boarding and Training use conforms to the City's Comprehensive Plan for rural residential and agricultural uses.
- Horse boarding and training of equines at a density that exceed 1 animal unit per 2 grazable acres is conditionally permitted per the City's zoning code.
- The Horse boarding and training operations will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood.
- The Horse Boarding and Training operations is compatible with the existing neighborhood.
- The Horse Boarding and Training operations meets the conditions or standards adopted by the city through resolutions or other ordinances.



- The Horse Boarding and Training operations will not create additional requirements for facilities and services at public cost beyond the city's normal low-density residential and agricultural uses.

Attachments

Exhibit A: Narrative updated June 9, 2017

Exhibit B: Site Plan dated May 22, 2017

Exhibit C: Supplemental Information, including building floor plans, submitted January 2017

Exhibit D: Feedlot Registration, Dated September 8, 2016 and Manure Management Plan

Exhibit E: Application dated July 27, 2017

Lawrence T. Lanoux and Maureen J. Lanoux
9711 Keswick Ave. N
Stillwater, MN 55082

Application Narrative for Conditional Use Permit

Date: July 19, 2016
Updated: June 9, 2017

Applicant property owners Lawrence T. and Maureen J. Lanoux and their daughters Julie Brady and Jamie Moeller submit this updated narrative with application for conditional use permit to continue current use of property as a family operated horse farm pursuant to June 28, 2016 order of the Washington County District Court in Court File No. 82-CV-15-3720.

Site Plan

See enclosed land survey including aerial view of applicants' property and improvements. Applicants attest that their current buildings, improvements, and land use are current and accurately indicated.

Grading/Landscape Plan

See enclosed land survey including aerial view of applicants' property and improvements. Applicants attest that their current buildings, improvements, and land use are current and accurately indicated. Applicants do not plan or request any change to their current land use or improvements.

Architectural/Building Plan (Not Applicable)

Applicants have no plans to expand or build additional improvements to the property.

Written Narrative Describing Request

Description of operation or use:

Applicants and their adult daughters use the property as a family horse farm, operating a horse boarding, training and breeding business. They request a conditional use permit to keep up to 65 horses/equines on the property at 9711 Keswick Ave. N in the City of Grant and to use groomsmen's quarters in the horse barn for living quarters, i.e. for barn staff if needed in the future.

Currently the number of equines on the property is 60. The number of horses fluctuates with boarders' showing and competition activities, breeding, and sales.

The property consists of thirty acres. Approximately 26 acres are fenced and used as seasonal pasture for grazing or containing horses. The property includes a barn with indoor arena (84' wide x 162' long x 28' tall at peak) used for housing horses and farm equipment, riding, rehabilitating, and training horses, a lounge and gathering area, and groomsmen's quarters/live-in efficiency apartment.

The property also includes a smaller barn providing shelter for horses and some storage. An outdoor arena (80'x200') is used for riding and training horses.

The property is used by applicants and their adult daughters for a family farm business of raising horses, boarding horses, riding instruction, training, rehabilitating, competing, breeding, and sales of horses.

No public events or competitions are held or planned for the property.

Applicants do not plan or request any expansion or intensification of their current property use.

Employees. Currently the business has no paid employees. Up to 5 barn staff may be employed depending on owners' and boarders' availability to help with chores throughout the year.

Sewer and water. The property has a septic system.

Soil limitations. None. No changes are proposed for the land use.

Hours of operation. The barn is open from 6:00 a.m. to 10:0 p.m. and may be in use 24 hours depending upon equine needs.

Conformity with Comprehensive Plan.

The property use is consistent with the rural character of the neighborhood and community. No change is planned from the current use of the property.

Noise Issues. The property has no noise issues and is in compliance with Grant Code § 32-332.

Fencing and Setbacks. See site plan. All structures are well within setback requirements. The pasture is fenced around the eastern, northern, and western boundaries.

Criteria under Grant Code § 32-328:

Manure disposal, odor control, and drainage plan. Manure is composted in the northeast corner of the subject property, away from any waterway or pond, and

spread as fertilizer on applicants' pasture. Composted manure is periodically hauled away by farmers interested in fertilizer. The property has no odor issues in connection with manure disposal. The Minnesota Pollution Control Agency has been contacted about any potential permit or registration requirements. The property is in compliance with Grant Code § 32-337. An expanded manure management plan has been submitted separately. See site plan.

Traffic and parking plan. See site plan. Approximately fifteen (15) customer vehicles may be parked in the gravel area at the west entrance to the main barn arena, along the driveway, and on the east gravel parking area outside the main barn's workshop-garage.

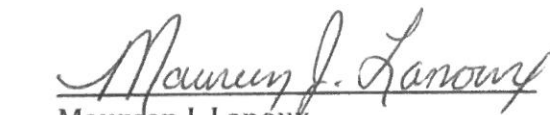
Lighting. The property utilizes one dusk-to-dawn exterior light deflecting light toward the barn in compliance with Grant Code Section 32-321 and has decorative light fixtures along the pasture and driveway to the barn.

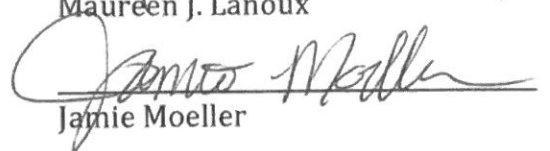
Statement Acknowledging Contact with Other Government Agencies

Applicants hereby attest that they have contacted MPCA, DNR, Washington County, and Browns Creek Watershed District. Applicants have registered with MPCA as a feedlot. No further approvals or permits are necessary.


Lawrence T. Lanoux


Julie Brady


Maureen J. Lanoux


Jamie Moeller



KESHICK AVENUE NORTH
CENTRING PER 1997 AERIAL PHOTO

Washington County
 PUBLIC WORKS DEPARTMENT
 SURVEY AND LAND MANAGEMENT DIVISION
 1400 W. 10th Street, Suite 110
 Salem, Oregon 97302-2000
 (503) 426-6275
 www.washingtoncountyor.gov

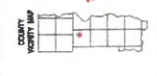
CONTOUR LEGEND
 10 FOOT INTERVAL CONTOUR
 2 FOOT INTERVAL CONTOUR
 Contours are provided courtesy of the Minnesota Department of Natural Resources (DNR). The Minnesota DNR makes no representation or warranty, expressed or implied, with respect to the accuracy or reliability of the data for any purpose. The user accepts the data for, and assumes all liability for, any use of the data. Contours are provided as a reference only and should not be used for any purpose other than that intended by the DNR.

LEGEND
 DNR PROTECTED WATERS
 DNR PROTECTED WETLAND
 DNR PROTECTED WATERCOURSE
 COUNTY BOUNDARY
 PARK BOUNDARY

NORTH
 SCALE: 1 inch = 150 feet

SECTION NUMBER RANGE INDEX

1000001	1100001	1200001
1300001	1400001	1500001
1600001	1700001	1800001
1900001	2000001	2100001
2200001	2300001	2400001



SECTION QUARTY MAP

23	24	25	26
27	28	29	30
31	32	33	34
35	36	37	38

PROPERTY IDENTIFICATION NUMBER (PIN) INDEX

0001	0002	0003	0004	0005	0006	0007	0008	0009	0010
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THIS DRAWING IS THE RESULT OF A COURSE FROM THE DEPARTMENT OF LAND SURVEYING AND MAPPING, WASHINGTON COUNTY OFFICE. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS. PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.
 MAP LAST UPDATED: Aug 11, 2016
 NO ADDITIONAL CHANGES HAVE BEEN RESORTED TO DATE
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: April, 2016



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Special people needing special horses.

Nestled in the trees on 40 acres in beautiful Stillwater, MN, is Jasmine Meadows, home to the St. Croix Trail Blazers Equestrian Team. The Trail Blazers are a unique group of riders who share not only a love of horses, but also a commitment to building friendships and overcoming challenges.

Formed in 2010, The Trail Blazers became a registered 501(c)3 in 2011. Their mission is to provide horse assisted learning, riding, training, and competitive sports opportunities to individuals with special needs in a safe learning environment through the adaptive equine experience.

Horseback riding improves balance, strength and coordination which results in increased mobility, independence and overall function. Something remarkable happens when horses touch the lives of those who have special needs. Whether the disability is physical, cognitive, emotional or behavioral, horses have an amazing ability to heal. Horses are excellent teachers who live in the moment and are highly sensitive to and reflect human emotions.



For more information about our programs, please Contact Us. We look forward to seeing you 'round the barn.



OUR GOALS

- ★ Create a safe, inclusive and nonjudgmental community
- ★ Achieve the highest standards of safety for our participants, staff and horses
- ★ Provide opportunities for education and participation in the care and maintenance of the horses and facility
- ★ Enable participants to improve their horseback riding skills to the full extent of their abilities
- ★ Participate as a delegation of Special Olympics Minnesota
- ★ Nurture a bond between the rider and horse
- ★ Create friendships and a fun atmosphere
- ★ Empower, support and strengthen the rider

UPCOMING EVENTS

Jan 16 Martin Luther King, Jr. Day

CONTACT US

Jasmine Meadows
6639 Jasmine Avenue North
Stillwater, MN 55082
Tel: (651) 230-2581
Email: stcroixtrailblazers@yahoo.com

FOLLOW US

NEWSLETTERS

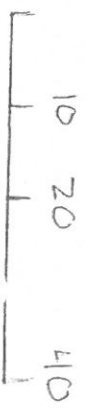
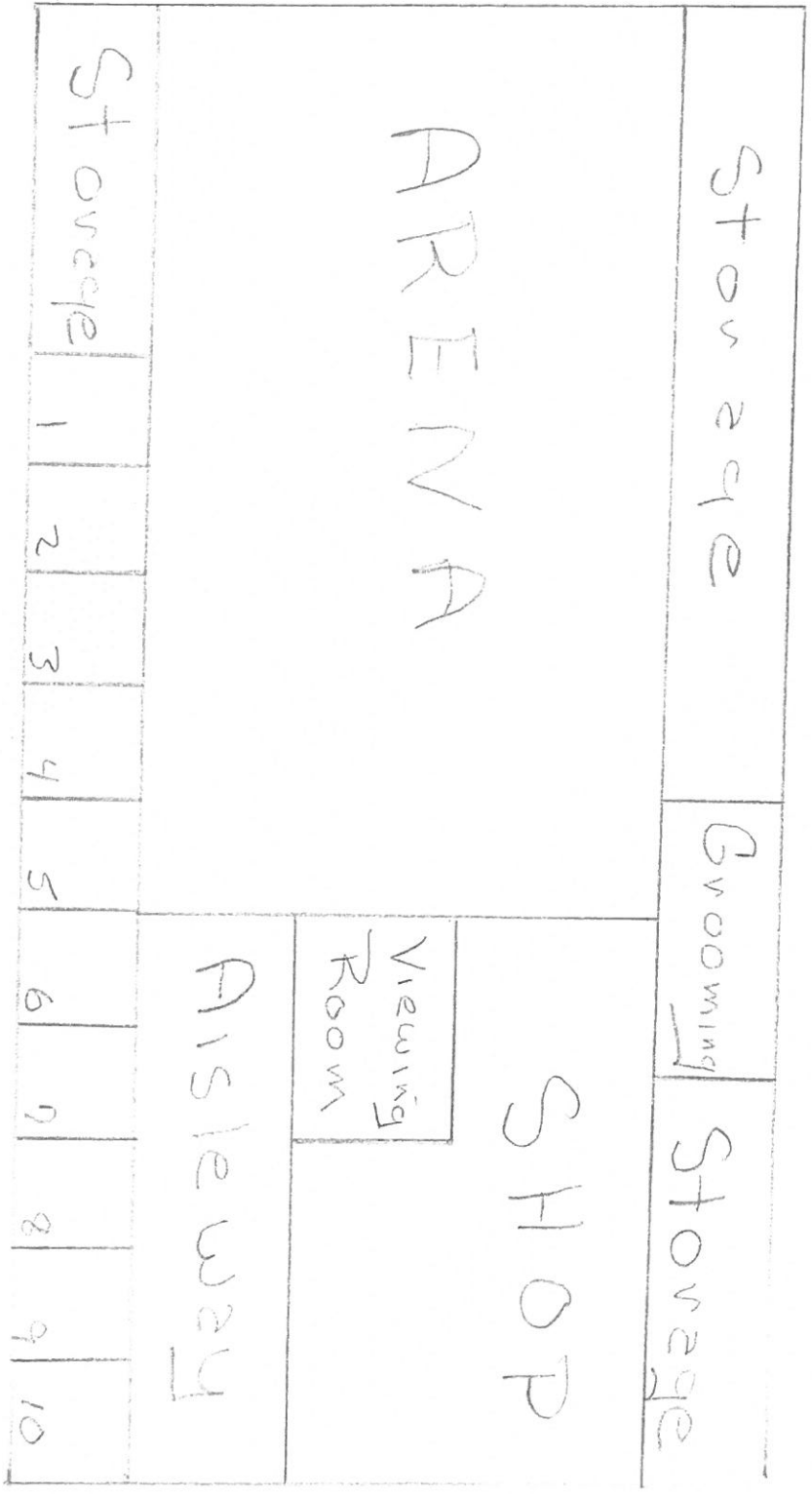
January 2017

August 2016

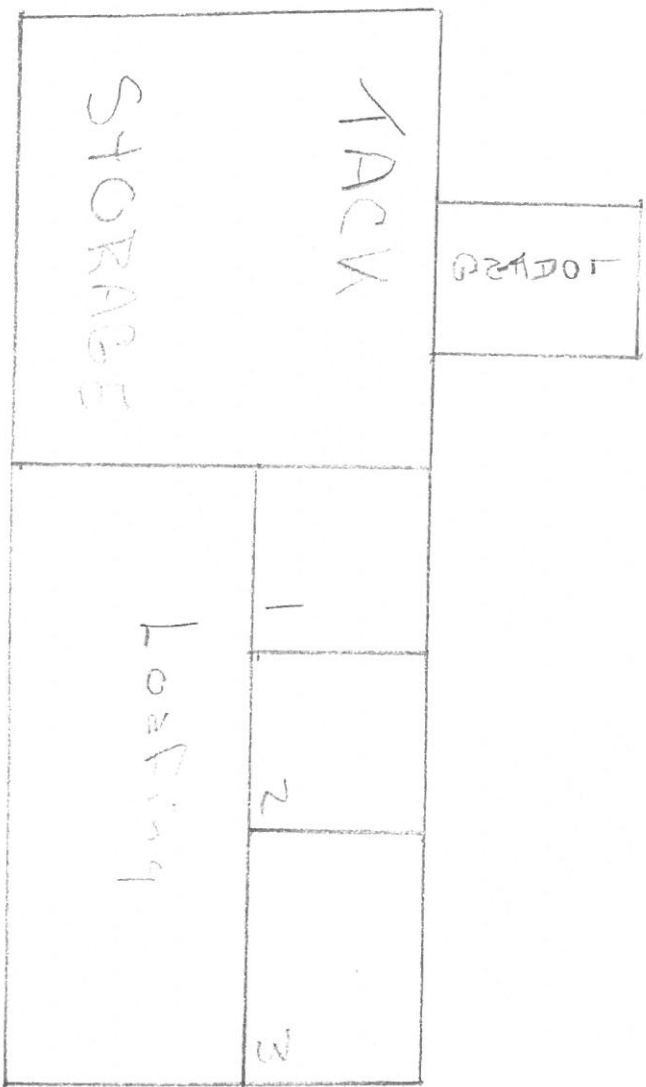
May 2016

Jan 2016

Main Barn



Small AG Building





Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

September 8, 2016

Mr. Larry Lanoux
Lanoux Stables
9711 Keswick Avenue North
Grant, MN 55082

RE: Feedlot Registration Number 163-125697

Dear Mr. Lanoux:

Thank you for submitting a completed Minnesota Pollution Control Agency (MPCA) registration form for your stable located in Grant, Minnesota. Your submittal was received on August 18, 2016, and has been processed.

Minnesota's feedlot owners are required to update their feedlot registration once every four years by submitting either an MPCA feedlot registration form or a feedlot permit application. The MPCA will notify you by mail prior to the next registration update deadline.

If you have any questions regarding this letter or the feedlot registration process, please feel free to contact me at 651-757-2334 or by email at desiree.hohenstein@state.mn.us.

Please keep this letter on file.

Sincerely,

Desiree Hohenstein

This document has been electronically signed.

Desiree Hohenstein
Environmental Specialist 2
Feedlot Section
Watershed Division

DH:mjs

cc: James Landini, Washington County SWCD

Lanoux Stables Manure Management Plan

The horses at Lanoux Stables are primarily pastured with only a small number kept in stalls overnight, or for brief periods during daytime hours. The manure management needs of pastured horses are different than stabled horses and are far more minimal. Field-deposited manure from pastured horses is beneficial as it serves as a fertilizer, however a small amount of manure can accumulate where horses congregate around feeders and shelters, which requires some management. This plan addresses what is done regarding any manure accumulated around feeding areas as well as what is done with waste that is removed from stalls; not field-deposited manure, which is left in place to decompose.

Lanoux Stables manages the small amount of manure from stalls and feeding areas by temporarily stockpiling and composting. Manure that accumulates around feeders or shelters is handled by using a skid steer to periodically scrape it into a pile for composting. The small amount of waste generated as a result of the minimal number of horses kept in stalls is then added to the compost pile. The compost pile is turned over and leveled during these activities such that it speeds the composting and decomposition process.

Lanoux Stables currently does, and will maintain in the future, these minimum distances between its manure compost pile and the sensitive areas identified above.

Lanoux Stables will continue to commit to managing its horse manure by composting and maintaining appropriate setbacks in order to prevent any nuisance conditions from forming, because: composting is the best solution for this size facility due to the fact that horse manure with any associated bedding has the appropriate levels of nitrogenous material and carbon-based bedding material which make it almost perfectly suited for composting, it greatly speeds up the decomposition process thus reducing the size of the pile quickly, it stabilizes the nitrogen levels, and it kills both weed seeds and fly larvae.

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



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

Application Date:	7/27/16
Fee: \$400	Escrow: \$3,000

\$3,400 Check # 25244

CONDITIONAL USE PERMIT

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): 1403021210003, 1403021210004, 1403021240001 LEGAL DESCRIPTION: S 1/2 S 1/2 NE 1/4 NW 1/4 S14 TWP 30 R 21		ZONING DISTRICT & COMP PLAN LAND USE: LOT SIZE: 30 acres
PROJECT ADDRESS: 7711 Keswick Ave Grant MN 55082	OWNER: Larry and Name: Maureen Address: Lanoux City, State: Phone: Email: allison@ eklund-law.com (Allison Eklund, a attorney)	APPLICANT (IF DIFFERENT THAN OWNER):
BRIEF DESCRIPTION OF REQUEST: Application for CUP pursuant to court order		
EXISTING SITE CONDITIONS: Lanoux Stables, Lanoux residence		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Division 5. Conditional Use Permits 32-141 through 157		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner.

AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow <ul style="list-style-type: none"> ▪ Property dimensions ▪ Area in acres and square feet ▪ Setbacks ▪ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ▪ Location of utilities ▪ Location of well and septic systems on adjacent properties ▪ Location of current and proposed curb cuts, driveways and access roads ▪ Existing and proposed parking (if applicable) ▪ Off-street loading areas (if applicable) ▪ Existing and proposed sidewalks and trails ▪ Sanitary sewer and water utility plans COPIES: 4 plans at 22"x34", 20 plans at 11"x17"

Application for: **CONDITIONAL USE PERMIT**
City of Grant

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Grading/Landscape Plan:</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Grading Plan ▪ Vegetation, landscaping, and screening plans including species and size of trees and shrubs ▪ Wetland Delineation ▪ Buildable area ▪ Topographic contours at 2-foot intervals, bluff line (if applicable) ▪ Waterbodies, Ordinary High Water Level and 100 year flood elevation ▪ Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Architectural/Building Plan (if Applicable):</u> All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ▪ Location of proposed buildings and their size including dimensions and total square footage ▪ Proposed floor plans ▪ Proposed elevations ▪ Description of building use <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Written Narrative Describing your request:</u> 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:</p> <ul style="list-style-type: none"> ▪ Description of operation or use ▪ Number of employees (if applicable, if not state why) ▪ Sewer and water flow/user rates (if applicable, if not state why) ▪ Any soil limitations for the intended use, and plan indicating conservation/BMP's ▪ Hours of operation, including days and times (if applicable) ▪ Describe how you believe the requested conditional use fits the City's comprehensive plan <p>COPIES: 20</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000
MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Survey of the property:</u> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.

Larry Lantry

Signature of Applicant Date 7/19/2016

Signature of Owner (if different than applicant)

Date