

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2014-13**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
11770 DELLWOOD ROAD NORTH  
(WHITE PINES SUPPER CLUB & BANQUET FACILITY)**

**WHEREAS**, Edward Schmidt on behalf of White Pines Supper Club & Banquet Facility (“Applicant”) has submitted an application for a Conditional Use Permit construct and operate a supper club and banquet facility to be located at 11770 Dellwood Road North Street in the City of Grant, Minnesota; and

**WHEREAS**, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on May 1, 2014; and

**WHEREAS**, the City Council considered the public testimony, held discussion, and authorized the preparation of a resolution of approval with findings on May 1, 2014;

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of Edward Schmidt on behalf of the White Pines Supper Club & Banquet Facility for a Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A2 zoning district.
- The facility is located on a parcel which is greater than 20-acres in size, and maintains the large lot sizes of the community.
- The facility is located on a parcel which is adjacent to both a State and County Road with road capacity available to adequately serve the proposed facility and ancillary uses.

- The scale and size of the property is adequate to accommodate the intensity of the proposed use and maintains over 85-percent of the site for open space, recreational uses and natural resource preservation consistent with the stated goals of the comprehensive plan.
- The use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood if conditions of the permit are met.
- The use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The use will not increase flood potential or create additional water runoff onto surrounding properties.

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

1. Sheet C2.1 depicting the proposed Site Plan shall be attached to the Conditional Use Permit, and all work shall be performed in compliance with the Site Plan. Any modifications to the Site Plan shall require an amendment to the Conditional Use Permit.
2. The Supper Club and Banquet Facility indoor operations shall be limited to 11 AM to 1 AM daily.
3. The outdoor recreational facilities, as depicted on the Site Plan shall be limited to 11 AM to Dusk, but in no case shall extend beyond 10 PM.
4. No food or beverage services shall be provided to outdoor patio areas after 9 PM daily.
5. The facility shall operate in compliance with the MPCA's noise standards, including indoor and outdoor facility operations.
6. The Applicant shall provide a revised plan set to the City Engineer demonstrating compliance with MnDOT's required improvements at the access drive from Dellwood Road North.
7. The City Engineer's recommendations and modifications shall be reflected within an updated plan set and submitted for review and approval prior to issuance of any permit, including but not limited to, the grading and building permits.
8. All access and driveway permits must be obtained from MnDOT prior to any construction or site work being completed.
9. No portion of the structure may exceed 35-feet in height. The architectural plan set shall be revised to demonstrate compliance with the City's ordinances.

10. The Landscape Plan depicted on Sheet L2.1 shall be completed within 12-months of receiving a Certificate of Occupancy for the supper club or banquet facilities operations.
11. All necessary permits from Brown's Creek Watershed District must be obtained prior to issuance of a grading or building permit.
12. Septic design and permit must be obtained from Washington County Environmental Services, and a copy of the correspondence submitted to the City for record keeping.
13. The photometric plan and lighting specification sheet submitted April 29, 2012 meets section 32-321 of the City's Code, however, the height of the pole was not identified. The pole shall not exceed 25-feet.
14. A building permit shall be obtained prior to commencing any grading or construction onsite.
15. The Supper Club and Banquet Facility construction shall be substantially complete within 24-months of obtaining this Permit. If delayed, the Applicant shall be required to come before the Council to obtain an extension.
16. Any future expansion of the recreational areas shall require an amendment to this Permit.
17. All proposed construction and site work shall be consistent with the final plan set approved by the City Engineer and Planner reflecting compliance with the necessary conditions stated herein.
18. All necessary permits shall be obtained from Washington County, MPCA, Brown's Creek Watershed District, MnDOT and any other entity having jurisdiction of the proposed facility.
19. Any future signage shall be constructed in compliance with all City ordinances, which may include application for separate CUP or an amendment to this permit, depending on the proposal and ordinances in place at time of application.
20. All required permits related to food and beverage service, including any permits related to construction of the kitchen facilities, shall be obtained from Washington County, the Minnesota Department of Health or any other regulatory authority having jurisdiction over the facility.
21. A liquor license shall be obtained prior to any operations commencing at the Supper Club or Banquet Facility. Such liquor license shall be kept current in compliance with all local and state requirements.
22. An off-duty officer shall be onsite during all events from 8 PM until 12 AM.
23. All work shall be completed in compliance with the direction of the Brown's Creek Watershed District, the MPCA, Department of Health or any governmental or regulatory agency having jurisdiction over the site.
24. No structures or improvements shall be constructed in areas identified as easement.

- 25. This permit will be reviewed according to the City’s adopted CUP review process, and may result in annual review.
- 26. The violation of any condition of this permit may result in the revocation of this permit.
- 27. All required permits must be obtained from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises.
- 28. Any change in use, construction of a residential structure, building, outdoor recreational areas, lighting, parking, storage, screening, traffic circulation shall require an amendment to the Conditional Use Permit.

Adopted by the Grant City Council this 3rd day of June, 2014.

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Tom Carr, Mayor

State of Minnesota                 )  
   ) ss.  
 County of Washington             )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on \_\_\_\_\_, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Kim Points  
 Clerk  
 City of Grant