

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2016-11**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR  
10629 JAMACA AVENUE N  
(VERIZON WIRELESS)**

**WHEREAS**, Martin Consulting, LLC on behalf of Verizon Wireless (“Applicant”) has submitted an application to Amend the Conditional Use Permit to construct a telecommunications monopole to be located at 10629 Jamaca Avenue North in the City of Grant, Minnesota; and

**WHEREAS**, the Applicant has proposed to remove the Equipment Shelter from the approved plans and instead construct an Equipment Platform with cabinets; and

**WHEREAS**, the Applicant is not proposing any changes to the approved monopole or location; and

**WHEREAS**, the existing site includes two parcels identified as PIDs 0903021140003 and 1003021230004 per Washington County records, and is currently used a principal residence by Ricki and Patricia DeMars (“Owner”), and is approximately 22 acres in size; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on May 17, 2016 and recommended approval of the application subject to certain conditions; and

**WHEREAS**, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on June 7, 2016.

**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 Martin Consulting, LLC on behalf of Verizon Wireless for an Amended Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the

applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The amended use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A1 zoning district.
- The amended use conforms to the city’s comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- The Applicant successfully demonstrated through the previously submitted materials that there are no preferred locations or support structures available within the City, and no changes to location were proposed in the amendment.
- The Applicant previously supplied a statement that the National Environmental Protection Act (NEPA) review did not disclose any significant environmental impacts that could not be mitigated, and the amendment must also adequately address any mitigation.
- The amended 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 amended use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The amended 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 amended use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The amended 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. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated June 7, 2016 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.

5. The Owner shall obtain all necessary permits from Washington County, Minnesota Department of Health, MPCA, and the United States Government which are necessary in carrying out its operations on the premises including a building permit.

Adopted by the Grant City Council this 7th day of June 2016.

---

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 \_\_\_\_\_, 2016 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 \_\_\_\_\_, 2016.

---

Kim Points  
Clerk  
City of Grant