

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-20**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
6667 KEATS AVENUE NORTH**

WHEREAS, The Indian Hills Golf Club (“Applicant”) has submitted an application for a Conditional Use Permit to allow for Vegetative Clearing at the property generally located at 6667 Keats Avenue North identified as PIDs 2603021330001 and 2603021430001 (“Subject Property”) in the City of Grant, Minnesota which is legally described in Attachment A; and

WHEREAS, the proposed vegetative clearing will occur on approximately 23.79 acres of the subject properties; and

WHEREAS, the proposed activities include the removal of approximately 8.9 acres of woodland and the removal of approximately 6-acres of brush and undergrowth; and

WHEREAS, the Applicant’s Site Plan and grading plans accurately depict the proposed activities; and

WHEREAS, the Planning Commission has considered the Applicant’s request at their regular April 21, 2020 meeting; and

WHEREAS, on April 21, 2020 the Planning Commission recommended approval of the application subject to certain conditions; and

WHEREAS, the City Council held a duly noticed public hearing at their regular May 5, 2020 meeting; and

WHEREAS, the City Council considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on May 5, 2020.

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 the Indian Hills Golf Club 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 grubbing and clearing of the site for intended golf course uses conforms to the City's Comprehensive Plan for rural residential and agricultural uses.
- The grubbing and clearing activities will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood provided the conditions of the permit are met.
- The vegetative cutting meets the conditions or standards adopted by the city through resolutions or other ordinances.
- The vegetative clearing activities will not create additional requirements for facilities and services at public cost beyond the city's normal low-density residential and agricultural uses.

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 Conditional Use Permit dated May 5, 2020 (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 any necessary permits from Washington County, Minnesota Department of Health, Browns Creek Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 5th day of May 2020.

Jeff Huber, 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 _____, 2020 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 _____, 2020.

Kim Points
Clerk
City of Grant