

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-38**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
7040 117TH STREET NORTH
(TWO SILO FARMHOUSE RESORT)**

WHEREAS, Keith and Jan Dehnert (“Applicant”) have submitted an application for a Conditional Use Permit to operate the Two Silo Farmhouse Resort at the property located at 7040 117th Street North (“Subject Property”) in the City of Grant, Minnesota; and

WHEREAS, the Applicant intends to use the existing accessory buildings and principal structure on the site for its operations; and

WHEREAS, the Applicant’s narrative, site plan and supplemental information indicate that the proposed operations are generally described as a Farm Winery which is identified on the City’s Table of Uses as a combination of agricultural, small scale rural event facility and resort uses; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 21, 2020; and

WHEREAS, on July 21, 2020 the Planning Commission 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 regular City Council meetings which took place on August 4, 2020, September 1, 2020 and October 6, 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 Two Silo Farmhouse Resort 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 Two Silo Farmhouse Resort is a combination of uses that includes agricultural, small-scale rural event facility, resort and seasonal business which are permitted and conditionally permitted uses in the A-1 zoning district.
- The Two Silo Farmhouse Resort use conforms to the City’s Comprehensive Plan for rural residential and agricultural uses, which allows for commercial agricultural uses.
- The Two Silo Farmhouse Resort 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 stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort is compatible with the existing large-lot rural residential and agritourism neighborhood setting provided the conditions of the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort operations meet the conditions or standards adopted by the city through resolutions or other ordinances.
- The Two Silo Farmhouse Resort operations will not create additional requirements for facilities and services at public cost beyond the city’s normal low-density residential and agricultural uses provided the conditions stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort activities are not detrimental to people, property or the general welfare provided the conditions stated within the Conditional Use Permit are met.
- The Two Silo Farmhouse Resort will not destroy or damage any natural, scenic or historic features of importance.
- The Two Silo Farmhouse Resort will not increase flood potential or create additional water runoff onto surrounding properties provide the conditions of the Conditional Use Permit are met.

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 October 6, 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, State of Minnesota, Rice 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 6th day of October 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