

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2020-43**

**RESOLUTION DENYING A REQUEST TO RE-GUIDE PROPERTY FROM
AGRICULTURAL SMALL SCALE (A2) TO GENERAL BUSINESS (GB)**

WHEREAS, American Polywater Corporation (“Applicant”) in coordination with Stillwater West, LLC (“Owner”) has submitted an application for a Comprehensive Plan Amendment for property generally located at 11298 60th Street North (“Subject Property”) in the City of Grant, Minnesota which is legally described in Attachment A; and

WHEREAS, the proposed Comprehensive Plan Amendment included a map amendment to re-guide approximately 5.3 acres of land from A2 to GB; and

WHEREAS, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on September 22, 2020; and

WHEREAS, on September 22, 2020 the Planning Commission recommended denial of the application with findings; 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 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 deny the request of American Polywater Corporation and Stillwater West, LLC, based upon the following findings pursuant to the 2030 Comprehensive Plan and Chapter 32 Zoning. The City Council’s Findings relating to the standards are as follows:

- The City recently prepared its 2040 Comprehensive Plan and carefully considered, evaluated and prepared the Future Land Use plan which guided the property for A2.
- The adopted 2030 Plan and the draft 2040 Plan specifically limits the acreage of General Business land use designation to align with existing uses and development.

- The vision, goals and strategies contained in the Comprehensive Plan focus on supporting and expanding rural residential uses and do not promote the expansion of General Business uses.
- The parcels guided for General Business are uses and business that have existed, in most cases, since the 1970's and no further expansion has been contemplated since.
- The General Business land use designation reflects the current and historical use of the properties and is not a designation used to guide new land for future business uses.
- The City acknowledges that American Polywater Corporation is an existing adjacent business owner, and that the subject parcel may be considered for future expansion of the use. However, since no specific development plans are known at this time, re-guiding the property is premature.
- Further, before any expansion of the General Business should be considered, a more detailed study of the full Highway 36 corridor should be undertaken.

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