

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2021-05**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR
6667 KEATS AVENUE NORTH**

WHEREAS, the Indian Hills Golf Club (“Applicant”) has submitted an application for an Amended Conditional Use Permit to allow for the inclusion of property generally located at 6667 Keats Avenue North identified as PIDs 2603021340001 and 2603021430001 (“Subject Property”) to allow for the relocation of three (3) golf holes in the City of Grant, Minnesota which is legally described in Attachment A; and

WHEREAS, the Indian Hills Golf Club currently operates a regulation length 18-hole golf course that was permitted by a Special Use Permit for a Planned Unit Development on December 12, 1975; and

WHEREAS, the existing holes 5, 6 and 7 have been impacted by flooding and therefore relocation is necessary so that the golf course can remain operational as an 18-hole course consistent with the permit issued in 1975; and

WHEREAS, the Applicant obtained a Conditional Use Permit (CUP) on the subject property for vegetative clearing and grading to prepare for the relocation of the three (3) golf holes in 2020 in preparation of the amended CUP; and

WHEREAS, the proposed amendment will add portions of the subject property to the legal description of the Special Use Permit which is amended by the Conditional Use Permit consistent with current Minnesota State Statutes; and

WHEREAS, the Planning Commission held a duly noticed public hearing at their regular meeting on March 16, 2021; and

WHEREAS, the Planning Commission recommended approval of the request for an Amended Conditional Use Permit subject to certain conditions; 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 March 30, 2021.

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 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 proposed relocation of the three golf holes does not change the use of the subject area for a golf course and will not alter the character of the neighborhood or its surroundings.
- The proposed amendment is consistent with the Comprehensive Plan, which supports open space and recreational uses such as a golf course.
- The proposed use will not be detrimental to or endanger the public health, safety or general welfare of the city, its resident, or the existing neighborhood.
- The proposed relocation of the golf holes will allow for the continuation of the Indian Hills Golf Club as a regulation size 18-hole golf course with is consistent with the original Planned Unit Development issued in 1975.

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 March 30, 2021 (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, Valley Branch Watershed District, 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 30th day of March 2021.

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 _____, 2021 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 _____, 2021.

Kim Points
Clerk
City of Grant